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**Cassidy
& Tate**
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

RAMSBURY ROAD
ST. ALBANS
AL1 1SJ

Asking Price £925,000

EPC Rating: C Council Tax Band: E

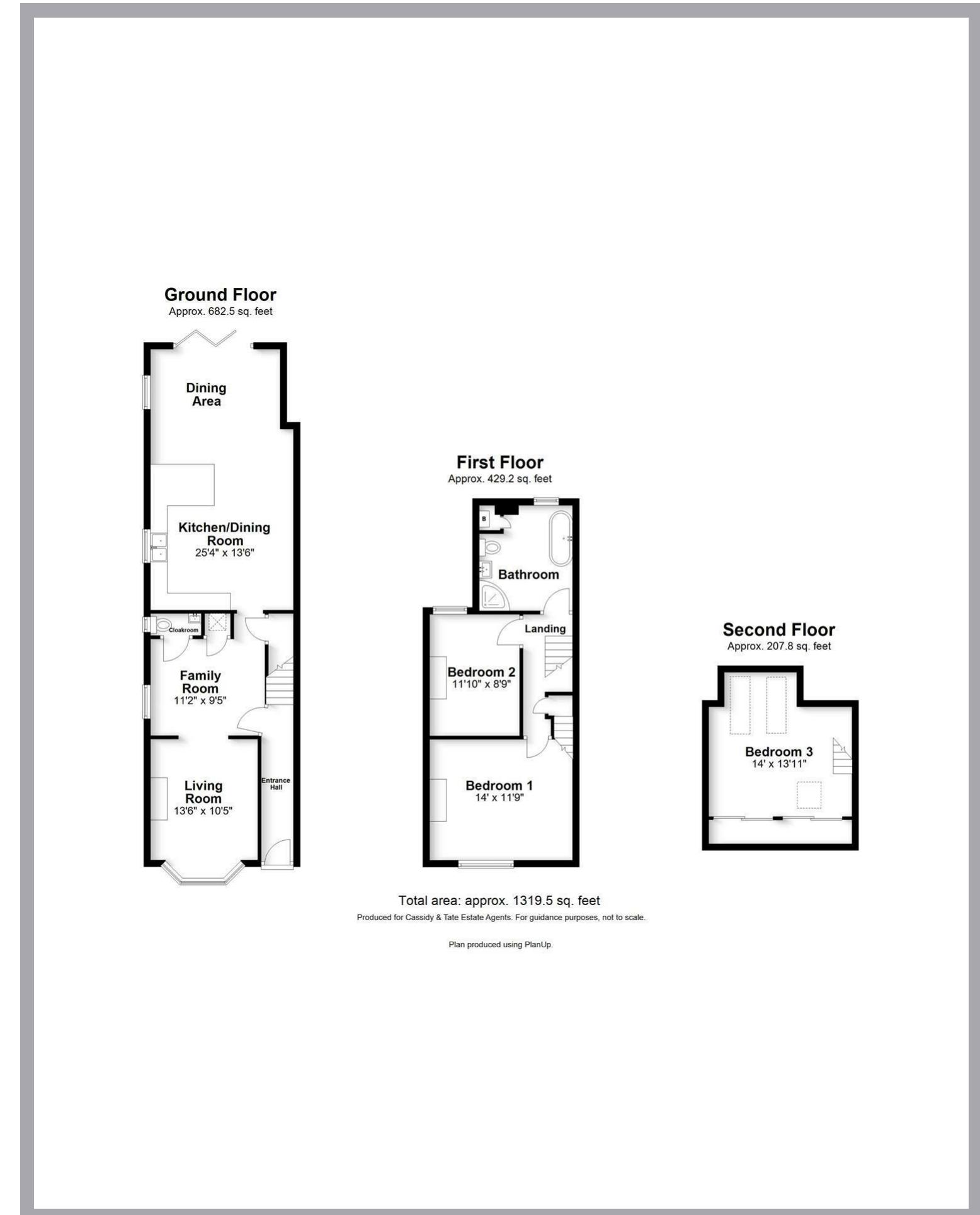


All The Ingredients Needed For A Fabulous Lifestyle

Nestled within a quiet cul-de-sac on the highly sought-after Ramsbury Road, this charming semi-detached period home offers a wonderful blend of period character and modern living, tucked away in a peaceful yet highly convenient location in St Albans. The heart of the home is the impressive kitchen extension. A large, light-filled open-plan kitchen, dining and family space overlooking the beautiful south-facing rear garden. Bi-fold doors open directly onto this tranquil outdoor retreat, making it a true haven for gardeners and families alike.

On entering the property, you are welcomed by two inviting reception rooms, ideal for entertaining or cosy family evenings, complemented by a wood-burning stove and excellent insulation throughout. The ground floor also benefits from a downstairs cloakroom and a separate utility cupboard housing a washer and dryer, along with cleverly designed hidden storage spaces for easy everyday living. The first floor offers two well-proportioned bedrooms and a stylish large family bathroom. The loft room is a standout feature, full of character with an original exposed brick wall and far-reaching views across South St Albans and Sopwell. It is accessed via an alternate tread staircase popular in Nordic design which maximises space. Velux roof balconies further enhance the sense of light and space. Newly installed solar panels on the roof provides sustainable electricity saving up to £800 per year.

Outside, the sunny garden provides a peaceful retreat for summer gatherings, play or relaxation. The home enjoys a strong sense of community with friendly neighbours. Ideally positioned within a 10 walk of the train station, local schools, nurseries and preschools, the town centre, shops, pubs, The Odyssey Cinema and The Watercress Nature Reserve, this is a truly special home that combines charm, sustainability, community, and convenience in one of St Albans' most desirable locations.



Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

Perfect Fusion of Location And Way of Living



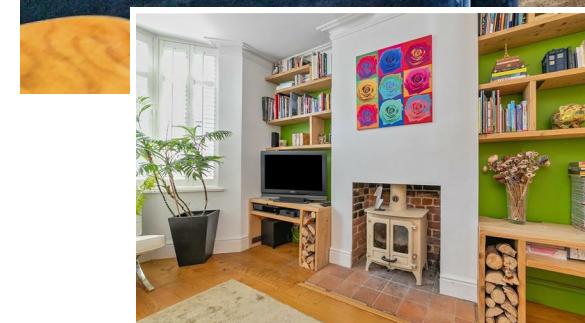
Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

Your Local Property Experts

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible



Specialists in Bespoke Properties

- Cul-De- Sac Location
- Sunning Rear Garden
- 10 Minute Walk To Station
- Solar Panels (Saving £800 Per Year)
- Open Plan Kitchen/Diner
- Quiet Central Location
- Loft Room With Stunning Views
- EV Car Charger Fitted

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	81	72	
EU Directive 2002/91/EC			



