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Cassidy
&Tate
Your Local Experts



Award Winning Agency

ST ANNES ROAD
ST ALBANS
AL2 1NX



All The Ingredients Needed For A Fabulous Lifestyle

A lovely fusion of contemporary style meets period character with this beautiful three bedroom house which is ideally situated close to good local schools and amenities, and easy access to the M25 motorway. The property is a conversion of a former Public House with the original inn dating back to circa the 17th Century and the main house dating back to the 1800s. An array of period features, including wood flooring, sash style windows and feature fireplace with log burner have been retained whilst the house has been adapted for modern requirements and tastefully decorated throughout. On the ground floor open plan spaces which comprise of a living area, family/dining area and kitchen area are spacious and ideal for the growing family. Large sliding doors in the family/dining area provide an abundance of light and seamless flow from inside to out. Underfloor heating flows and connects the open plan living accommodation and into the downstairs cloakroom. Upstairs the master bedroom is complete with a stylish en-suite, and the remaining two bedrooms are served by a family sized bathroom. Outside is a low maintenance rear garden with decked patio area and access door to the garage. To the front of the property is a driveway providing off road parking which in turn leads to the garage. There is also access to the original cellar. St. Annes Road is just off the High Street where a Tesco' Express, bakery and pharmacy to name but a few can be found. There is also a retail park with shops to include a Marks and Spencer, Sainsburys and Boots.



Total area: approx. 1334.3 sq. feet

Produced for CASSIDY AND TATE
For guidance purposes only. Not to scale.

Plan produced using PlanUp.

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

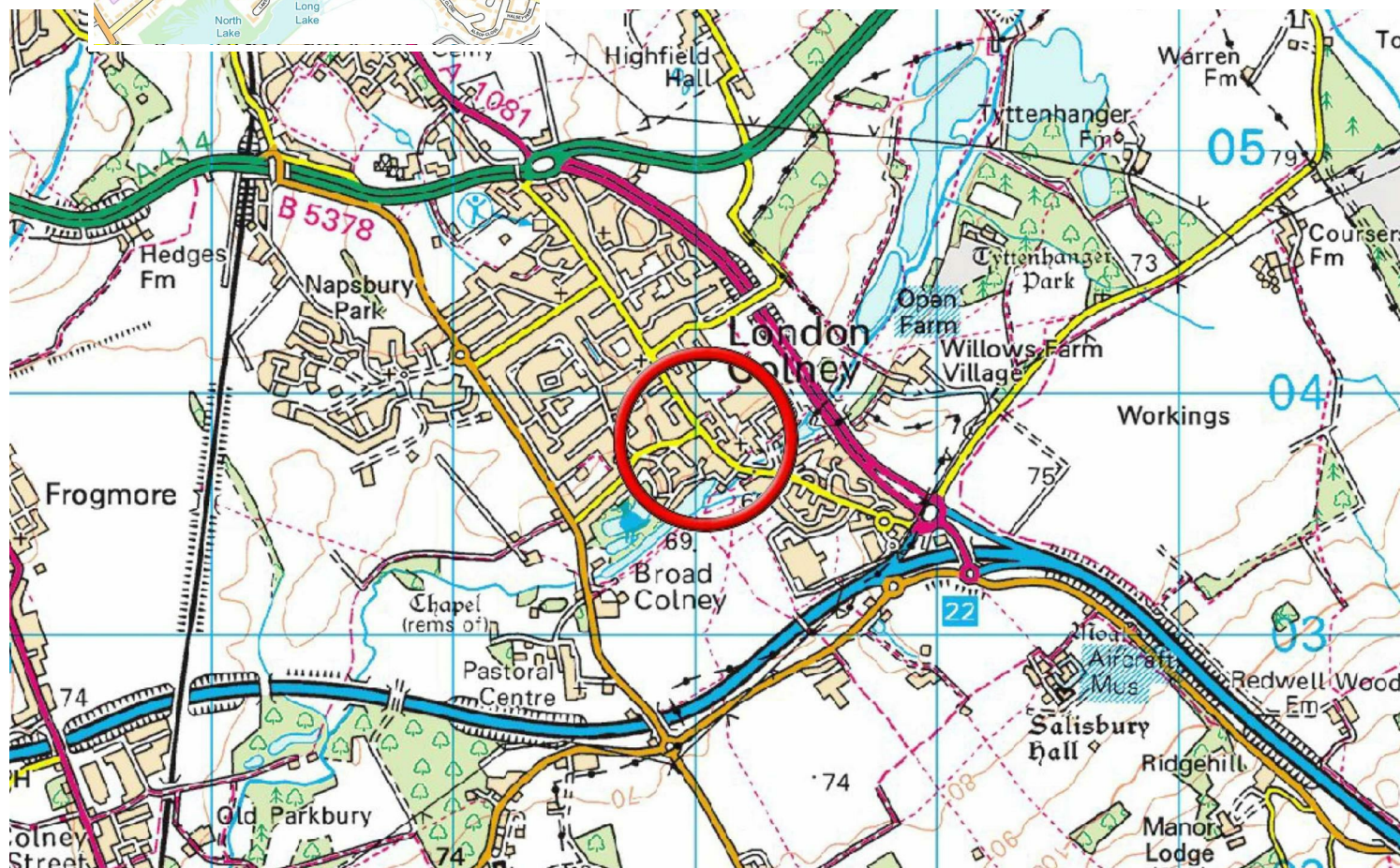
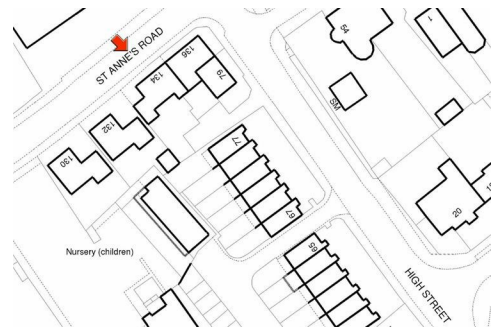
Why Cassidy & Tate

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



Cassidy&Tate



Specialists in Bespoke Properties

- Dating Back To 1800's
- Fully Refurbished
- Three Double Bedrooms
- Open Plan Accommodation
- High Street Location
- Modern Decor Throughout
- En-Suite & Cloakroom
- Garage & Parking

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	1	1
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

