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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

FISHPOOL STREET  
ST. ALBANS  
AL3 4RY

Guide Price £3,500,000

EPC Rating: E Council Tax Band: H





# All The Ingredients Needed For A Fabulous Lifestyle

\* Sale Agreed Off-Market\* - Nestled on the prestigious Fishpool Street, St. Albans, this remarkable detached house presents a rare opportunity to acquire one of the largest plots in the area. The south-facing rear garden is a true highlight, providing a serene backdrop as it backs onto the picturesque River Ver. This tranquil setting not only enhances the beauty of the home but also offers a perfect space for outdoor activities and family gatherings. The property is enveloped by a sturdy brick wall and secure gates, ensuring complete privacy and a sense of seclusion. This residence is not just a home; it is a canvas for your imagination. With the potential to remodel or redevelop, you have the unique opportunity to create your dream home tailored to your personal style and needs. The double garage adds convenience and additional storage, making this property even more appealing. In summary, this exceptional house on Fishpool Street is a rare find in a premier location, combining spacious living with the potential for transformation. Whether you are looking to settle into a family home or seeking a project to make your own, this property is a must-see. Don't miss the chance to explore the possibilities that await you in this stunning setting.



Main area: Approx. 255.2 sq. metres (2747.3 sq. feet)  
Plus outbuildings: approx. 58.2 sq. metres (628.0 sq. feet)  
Produced for Cassidy & Tate Estate Agents. For guidance purposes, 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



## Specialists in Bespoke Properties

- Chain Free
- Scope For Redevelopment
- Double Garage
- Backing Onto The River Ver
- 0.9 Acres
- Premier Address
- Detached Property
- City Centre Location

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	51	71
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





