

St Albans Office
10 High Street, St Albans
Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

Marshalswick Office
59 The Quadrant, St Albans,
Herts AL4 9RD
01727 832383
marshalswick@cassidyandtate.co.uk

Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

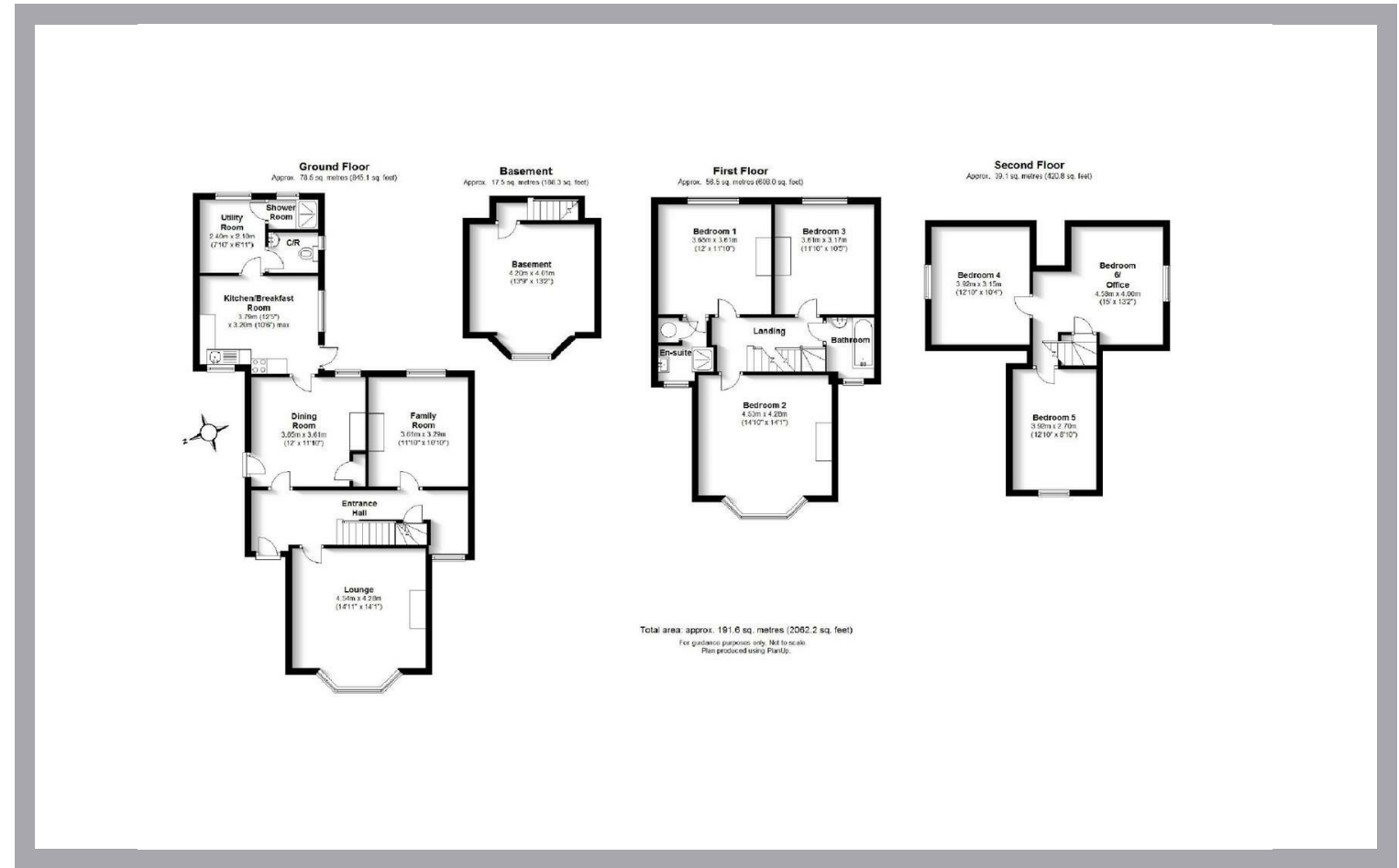
Knightsbridge Office
45 Pont Street, Knightsbridge
London SW1X 0BD
020 7629 9966
26@theknightsbridgeoffice.co.uk

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Your Local Experts



Award Winning Agency

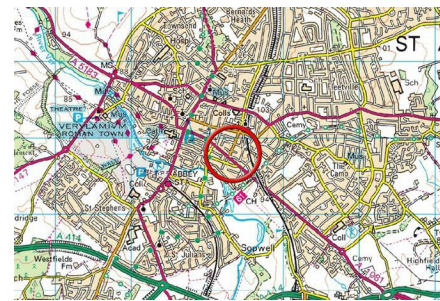
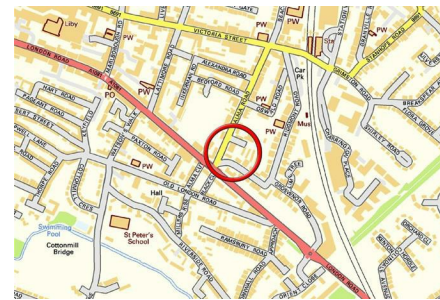
ALMA ROAD
ST ALBANS
AL1 3BT



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.

All The Ingredients Needed For A Fabulous Lifestyle

An ideal opportunity has arisen for not only a family looking to put their own stamp on a property, but also for the investment buyer who is looking for a project. Subject to planning consents the property has the potential to be converted into flats. An imposing six bedroom character property that sits on a large plot within a most convenient location. Arranged over four levels, incorporating a basement, the property's layout offers functional living accommodation. Features on the ground floor include a lounge, dining room and family room, a kitchen/breakfast room, cloakroom, separate shower room and a utility room. The master bedroom with en-suite, plus two double bedrooms and a bathroom are situated on the first floor. Three further bedrooms are on the second floor. Outside the property has off road parking to the front, side and rear of the property for many vehicles and a small lawned area to the rear of the property. Location is such a key factor making Alma Road a highly sought after road as it is a few minutes walk to the station and a stroll to the city centre.



Specialists in Bespoke Properties

- Period Detached Property
- Refurbishment Project
- Parking To Rear
- Rear Family Garden
- Four Levels
- Conversion To Flats (s.t.p.p)
- Walking To Station & Town
- Chain Free

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	

