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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency

VER ROAD  
ST ALBANS  
AL3 4QN



## All The Ingredients Needed For A Fabulous Lifestyle

Situated in one of the most exclusive private roads in the very heart of the Old Conservation area is this beautifully presented four bedroom semi-detached home with two off street car parking spaces. This attractive 1930's property has been tastefully extended to provide versatile accommodation featuring a welcoming entrance hallway with a cloakroom/W.C. There's a bay fronted lounge with log burner and double doors connecting to a fabulous kitchen/diner/family room with a part vaulted ceiling and bi-folding doors. The stunning kitchen with island unit and integrated appliances flows into the dining and family areas making this space the real heart of the home. The first floor provides three bedrooms, a family bathroom and there's stairs with amazing views of the Cathedral leading to the master bedroom benefiting from fitted wardrobes and a stylish en-suite.

Externally a block paved driveway offers two off street car parking spaces and a gate giving access to a side passageway leading to the rear. The fully landscaped garden features a patio area leading to the garden which is mainly laid to lawn with flower bed borders, a superb home office to the rear with light, power and broadband and also a generous storage shed. Ver Road offers stunning views of the Cathedral as soon as you enter the private no-through road where it is a gentle two-minute stroll to Fishpool Street, the City Centre and Verulamium Park.



*Coming Soon*

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



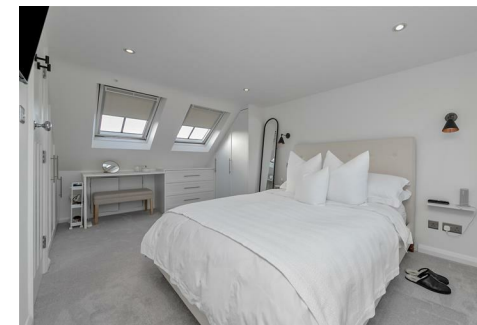
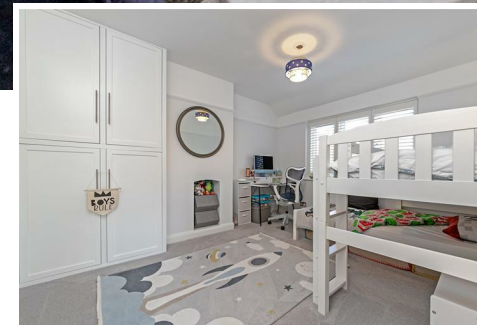
## Why Cassidy & Tate

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

- Fully Renovated
- Private Road
- Walking Distance To City
- En-Suite
- Garden Office
- Cul-De-Sac Location
- Off-Street Parking
- Sold Off-Market

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		
<b>64</b>		<b>80</b>
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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