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Cassidy
& Tate
Your Local Experts



Award Winning Agency

WORLEY ROAD

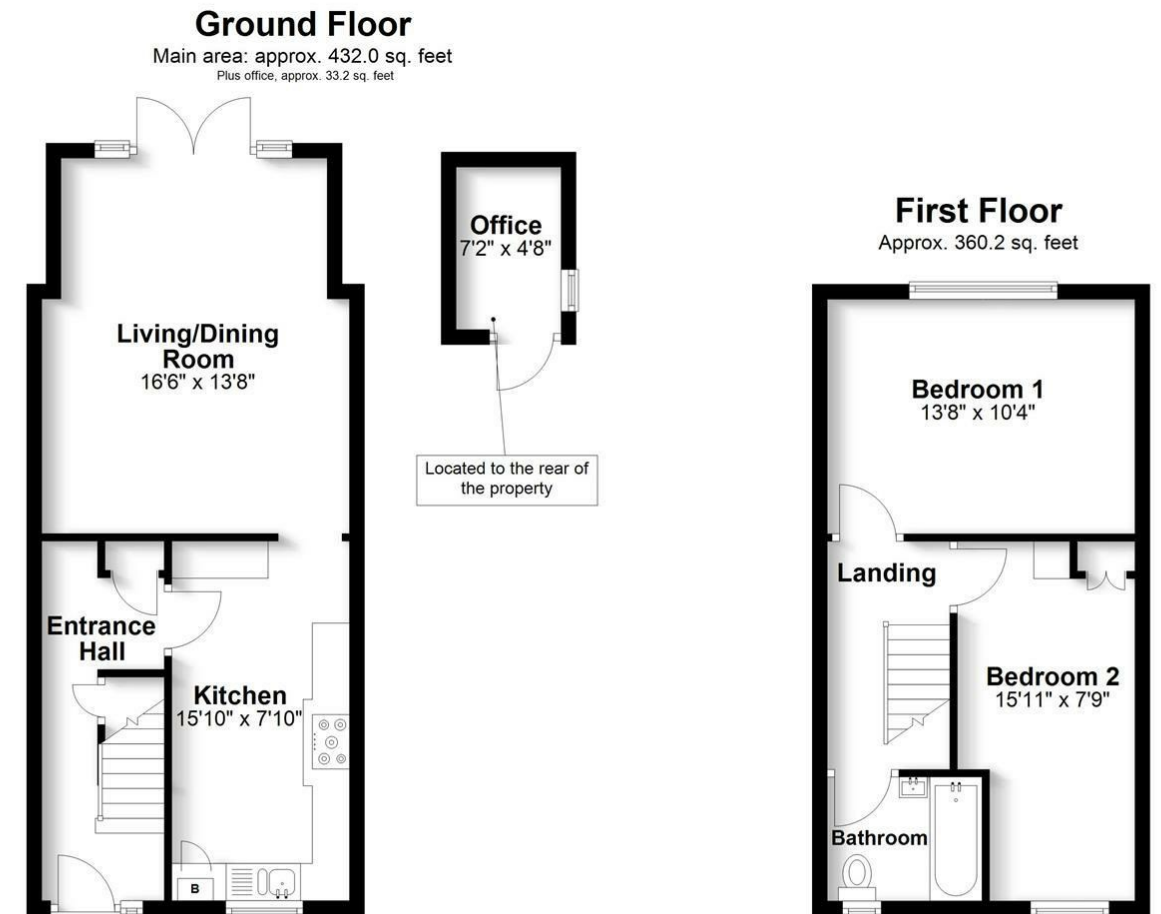
ST. ALBANS

AL3 5NR



All The Ingredients Needed For A Fabulous Lifestyle

A stylish two bedroom home centrally located in this sought after Conservation area and convenient for both the City centre and mainline station. The extended accommodation includes modern kitchen and spacious living/dining room with direct access to the redesigned rear garden. On the first floor, there are two double bedrooms and an elegant bathroom with scope to create an additional bedroom by converting the loft, subject to relevant permissions. Outside, there is a landscaped rear garden with concealed lighting and decking area, ideal for entertaining, and a useful home office. Worley Road is a popular location for commuters and the highly regarded Aboyne Lodge Primary school is a few minutes walk. Within close proximity is the vibrant city centre with its many shops, amenities and the mainline station with fast and frequent trains to London St Pancras.



Main area: Approx. 73.6 sq. metres (792.2 sq. feet)
Plus office, approx. 3.1 sq. metres (33.2 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

- Two Bedroom Property
- Spacious Lounge/Dining Room
- Redesigned Rear Garden
- Central Conservation Area
- Modern Kitchen & Bathroom
- Potential For Loft Conversion
- Home Office
- Council Tax Band D £2,199

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	
58	77
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	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

