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Cassidy  
& Tate  
Your Local Experts

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Award Winning Agency

BATTLEFIELD ROAD

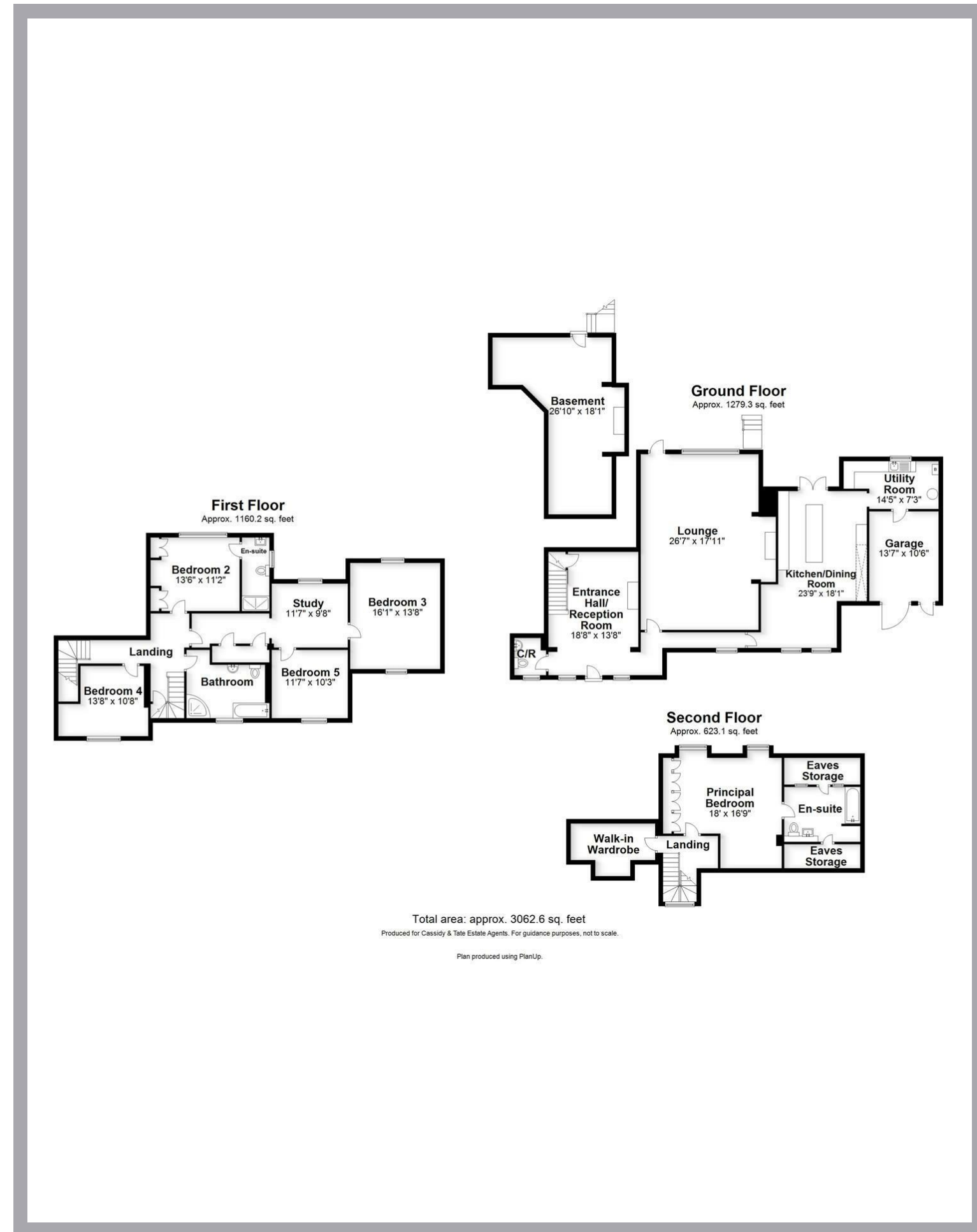
ST. ALBANS

AL1 4DD



# All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are delighted to offer an imposing Edwardian residence situated on one of St. Albans most prestigious roads, only 0.7 miles from the vibrant city centre, 1.1 miles from the Cathedral and 0.6 miles from the mainline railway station. Close by there are a number of highly regarded schools. The current owners have transformed this lovely property into a substantial family home that boasts a floor plan measuring over 3,000sq ft and flows easily over three floors. Traditional Edwardian charm is blended with bold use of colours, materials and space, creating a contemporary home with timeless appeal. Accommodation briefly comprises of a family room, a fabulous drawing room with high beamed ceiling, a magnificent fireplace and views overlooking the landscaped rear garden. Also to the ground floor is an open kitchen/dining room, utility room and a cloakroom. On the first floor are four double bedrooms, one with en-suite, a study and a family bathroom. The principal bedroom complete with walk-in wardrobe and en-suite can be found on the second floor. Externally the property is complemented by splendid and well-tended rear garden, with rear patio sun trap, the rear of the house provides entrance to the basement and side access to the driveway with its off road parking and garage.



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

- Charming Character Property
- Five Generous Bedrooms
- Kitchen Dining Room
- Family Room & Study Area
- Sought After Location
- Three Bathrooms
- Stunning Drawing Room
- Large Private Rear Garden



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>England &amp; Wales</b>	61	73
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		
<b>England &amp; Wales</b>	1	1
EU Directive 2002/91/EC		

