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

Wheathampstead Office 39 High Street, Wheathampstead, Herts AL4 8BB 01582831200 wheathampstead@cassidyandtate.co.uk

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

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



## Award Winning Agency





CAVENDISH ROAD ST. ALBANS ALI 5EE



# All The Ingredients Needed For A Fabulous Lifestyle

A well presented two bedroom period property situated in a sought after location, just a short walk to the mainline station and close to excellent schooling. This charming home has character on the outside but internally it boasts a wealth of modern day conveniences. Living accommodation which comprises of a reception room, an open-plan modern extended kitchen, two double bedrooms and an upstairs bathroom. The property has been tastefully decorated creating a comfortable and welcoming home. Wood flooring flows from the living to dining room, with tiling in the kitchen area. The modern kitchen is fitted with wall and base units complimented beautifully by wood top surfaces and integrated appliances. Bi-fold doors open to the outside and give lovely views of the landscaped rear garden. Upstairs the two bedrooms are well proportioned and are served by a stylish family bathroom. The landscaped rear garden complements the property further with patio area, lawn area, and a south west facing aspect . With the mainline railway station a short walk away, outstanding local schools close by, Clarence park and near to the city centre, it makes Cavendish Road a sought after address.









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









- Chain Free
- Two Double Bedrooms
- Fireplace
- South-West Facing Garden

Energy Efficiency Rating				
Very energy efficient -	lower	running c	osts	
(92 plus) A				
(81-91) B				
(69-80)	C			
(55-68)		D		
(39-54)		Ε		
(21-38)			F	
(1-20)				(
Not energy efficient - I	higher i	unning co	osts	
England 8	W	ales		

www.cassidyandtate.co.uk



### approx. 4.0 sq. metres (43.1 sq. feet

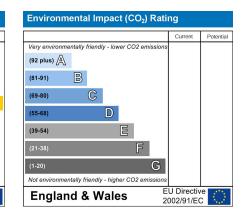
Specialists in Bespoke Properties

- Extended Kitchen
- Limited Photos For Tenant Privacy
- Upstairs Bathroom

• 0.4 Miles From City Station

56

EU Directive 2002/91/EC



### www.cassidyandtate.co.uk