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Cassidy  
& Tate  
Your Local Experts



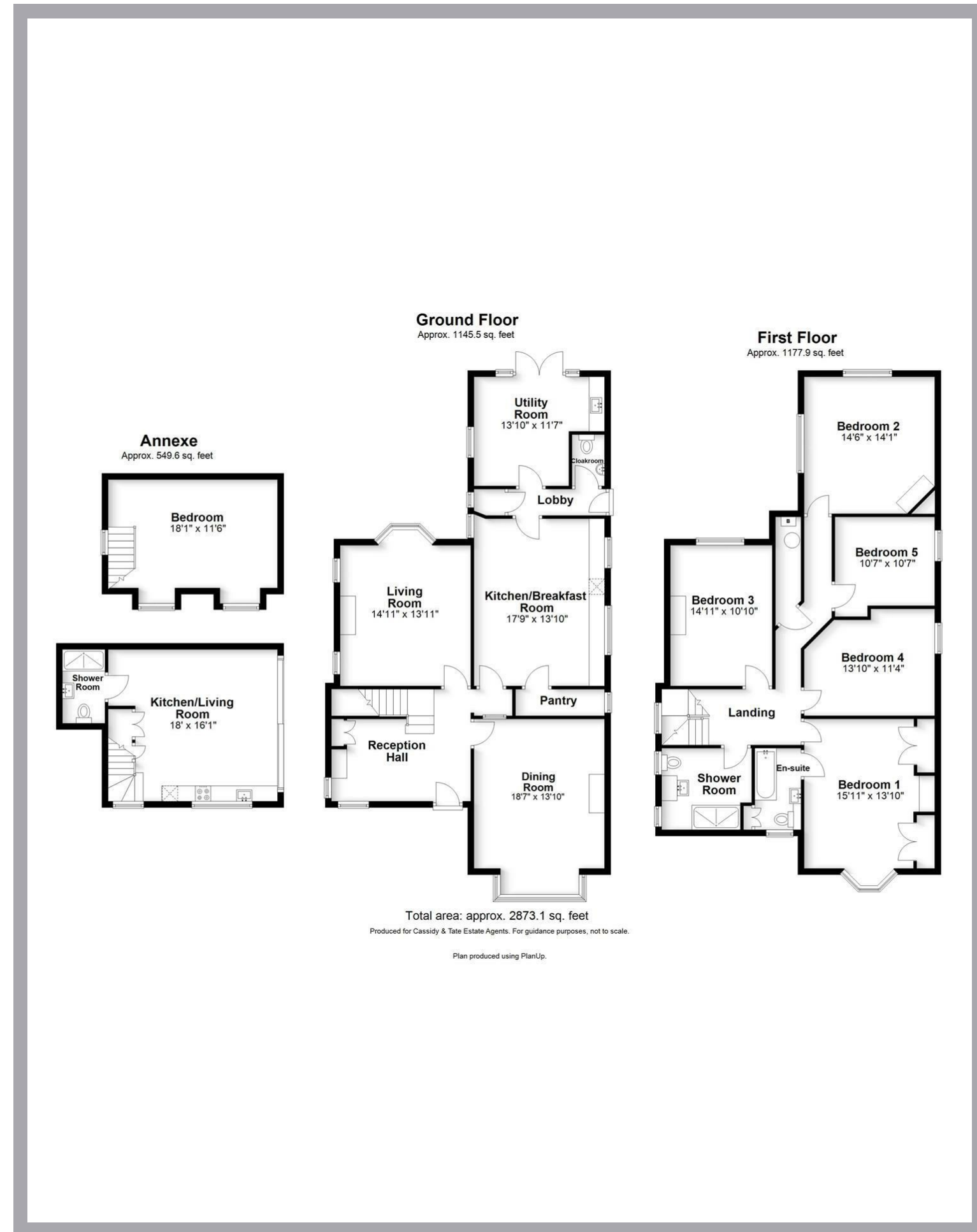
Award Winning Agency

CLARENCE ROAD  
ST ALBANS  
AL1 4NP



## All The Ingredients Needed For A Fabulous Lifestyle

Cassidy and Tate are delighted to offer this attractive six bedroom detached Edwardian property, situated in a prime location. Captivating warmth and mesmerising charm enchant this lovely light filled home where living spaces boast high ceilings and bay windows that make the rooms so bright. Feature fireplaces lend a comfortable feel, whilst the handsome period detailing throughout, including decorative cornice and picture rails, as well as oak panelling and parquet flooring, are a delight. Entry into the home is via a good sized entrance hall leading to the front living room, rear family room and kitchen/dining room. From the kitchen/dining room is a door leading to an inner lobby, cloakroom and utility room. On the first floor are five double bedrooms, en-suite to the principal bedroom and a family shower room. Living spaces have a casual yet elegant feel with a focus on informal family or guest living. Externally the property enjoys a mature and enclosed rear garden with patio area and a variety of mature shrubs, trees and plants. This property comes with the added benefit of fully self-contained one bedroom annex with separate access. A rental appraisal of £1,500pcm and sales value of £475,000 have been given for the annex. Clarence Road is a premier location, well positioned for the mainline railway station, the city centre and excellent schools.



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



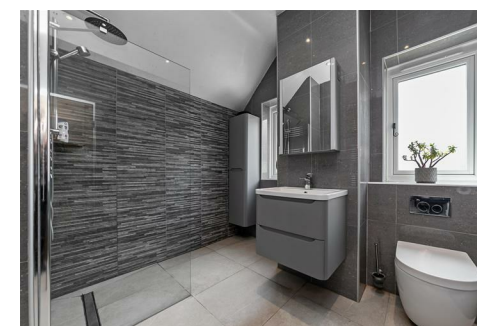
## Why Cassidy & Tate

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

- Detached Edwardian House
- Six Double Bedrooms
- Annex With Separate Access
- Period Features
- Close To City Station
- Parking & Garden
- Opportunity to Create Separate Dwelling
- Planning Permission Granted REF: 5/2022/1058

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		
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		
EU Directive 2002/91/EC		



