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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

QUEEN STREET
ST. ALBANS
AL3 4PJ

Price Guide £1,150,000

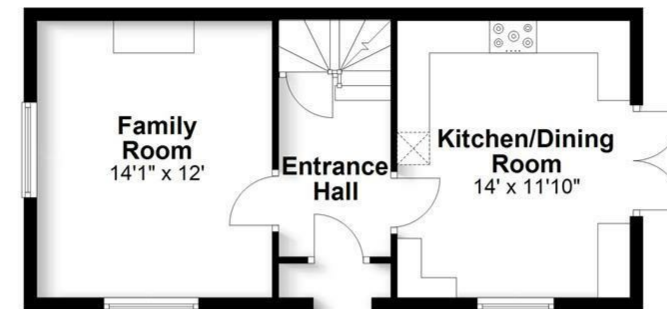


All The Ingredients Needed For A Fabulous Lifestyle

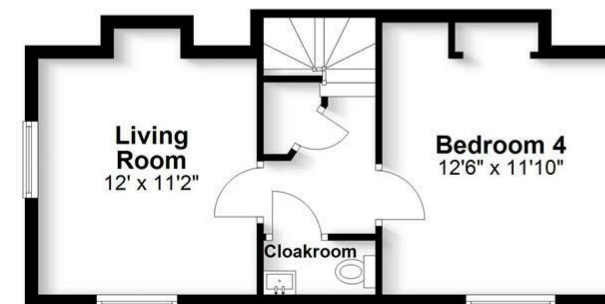
An stylish period property enjoying an enviable location in the heart of the historic Cathedral Conservation area boasting flexible and generous accommodation on three levels. Dating back we believe to 1870, this elegant home offers an abundance of natural light with dual aspect rooms and a number of character features to include high ceilings, feature fireplaces and exposed wood flooring. On the ground floor, there are two reception rooms to include a family/dining room and separate kitchen/breakfast room. On the lower ground floor, there is a sitting/TV room and guest bedroom. On the first floor there are three bedrooms and family bathroom. Outside, there is a walled low maintenance garden with bi fold gates to Queen Street providing an option for secure off road parking with the dropped curb access also providing on street parking under the residents parking zone for the sole use of 22 Queen Street. The property idyllically is just a short stroll from the Abbey, fashionable George Street and Verulamium Park. The City centre and both stations are all within easy reach as are well-regarded schools and extensive local amenities including further parks at Romeland, the Brickie and local historic pubs and restaurants.



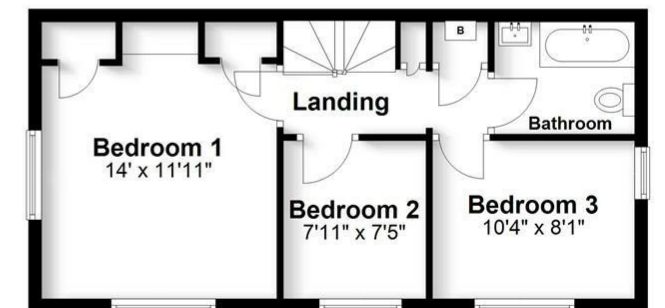
Ground Floor
Approx. 423.8 sq. feet



Lower Ground Floor
Approx. 380.3 sq. feet



First Floor
Approx. 422.8 sq. feet

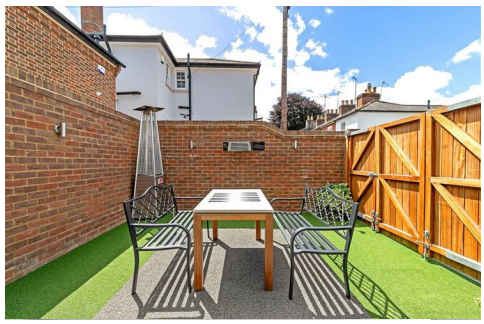


Total area: approx. 1226.9 sq. feet
Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.

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

- Elegant Period Residence
- Four Bedrooms
- Attractive Character Features
- Council Tax Band - G £3,591.85 pa.
- Cathedral Conservation Area
- Three Reception Rooms
- Versatile Accommodation
- EPC Rating D

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	
EU Directive 2002/91/EC	
England & Wales	

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	
England & Wales	



