

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

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

Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

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BOUNDARY ROAD
ST. ALBANS
AL1 4DW

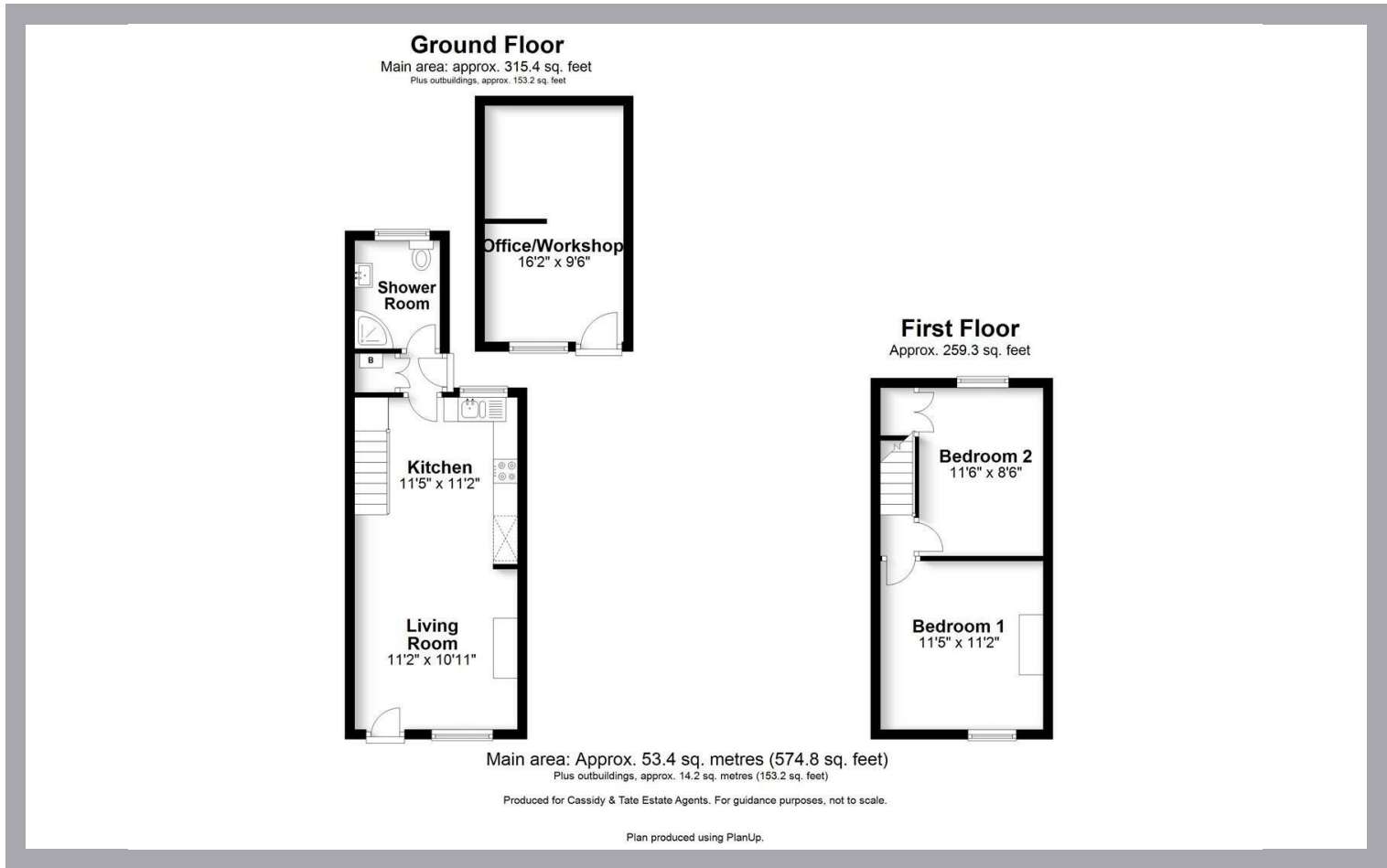
Asking Price £550,000

EPC Rating: C Council Tax Band:



All The Ingredients Needed For A Fabulous Lifestyle

A much improved, refurbished two bedroom cottage situated in this convenient and central location in the popular Bernards Heath area near favoured schooling. Outside, there is a recently added large home office with wifi and power. The property offers stylish accommodation to include on the ground floor a lovely open plan kitchen/living room and downstairs modern shower room. On the first floor there are two double bedrooms. Boundary Road is situated close to the open spaces of the heath itself and the adjoining woodland, as well as being within the catchment of highly regarded schools and local convenience store and coffee shop. St Albans city centre with its wide range of shops, bars and restaurants and the mainline station with regular trains into London St Pancras are both within walking distance.



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.



Specialists in Bespoke Properties

- Two Bedroom Cottage
- Bernard's Heath Location
- Permit Parking
- No Upper Chain
- Outside Modern Office
- Walk To Station
- New Kitchen & Bathroom
- EPC rating C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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		
England & Wales	EU Directive 2002/91/EC	