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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

WEST VIEW ROAD  
ST. ALBANS  
AL3 5JX

Guide Price £630,000

EPC Rating: D Council Tax Band: D





# All The Ingredients Needed For A Fabulous Lifestyle

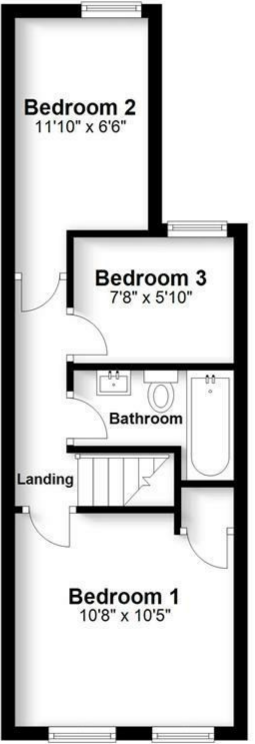
Nestled on the charming West View Road in St. Albans, this delightful terraced house offers a perfect blend of period charm and modern convenience. With three bedrooms, this property is ideal for families or professionals seeking a comfortable and stylish home. Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The modern bathroom has been thoughtfully designed to cater to contemporary living, ensuring that your daily routines are both comfortable and efficient. The property boasts a private rear garden, offering a tranquil outdoor space for unwinding after a busy day. Situated close to the city centre, you will enjoy easy access to a variety of shops, restaurants, and local amenities, making this location both convenient and desirable.



**Ground Floor**  
Approx. 365.3 sq. feet



**First Floor**  
Approx. 320.7 sq. feet



**Total area: approx. 686.0 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

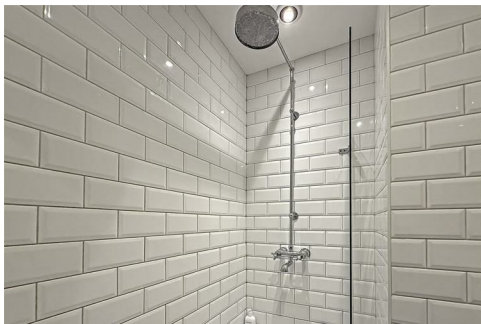
## Why Cassidy & Tate

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

- Three Bedrooms
- Modern Bathroom
- Private Rear Garden
- Two Reception Rooms
- Period Property
- Walking Distance To City Centre
- School Catchment Area
- Complete Upper Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	59	
(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 <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		
England & Wales	EU Directive 2002/91/EC	



