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PORTLAND STREET  
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AL3 4RA

Offers In Excess Of £630,000

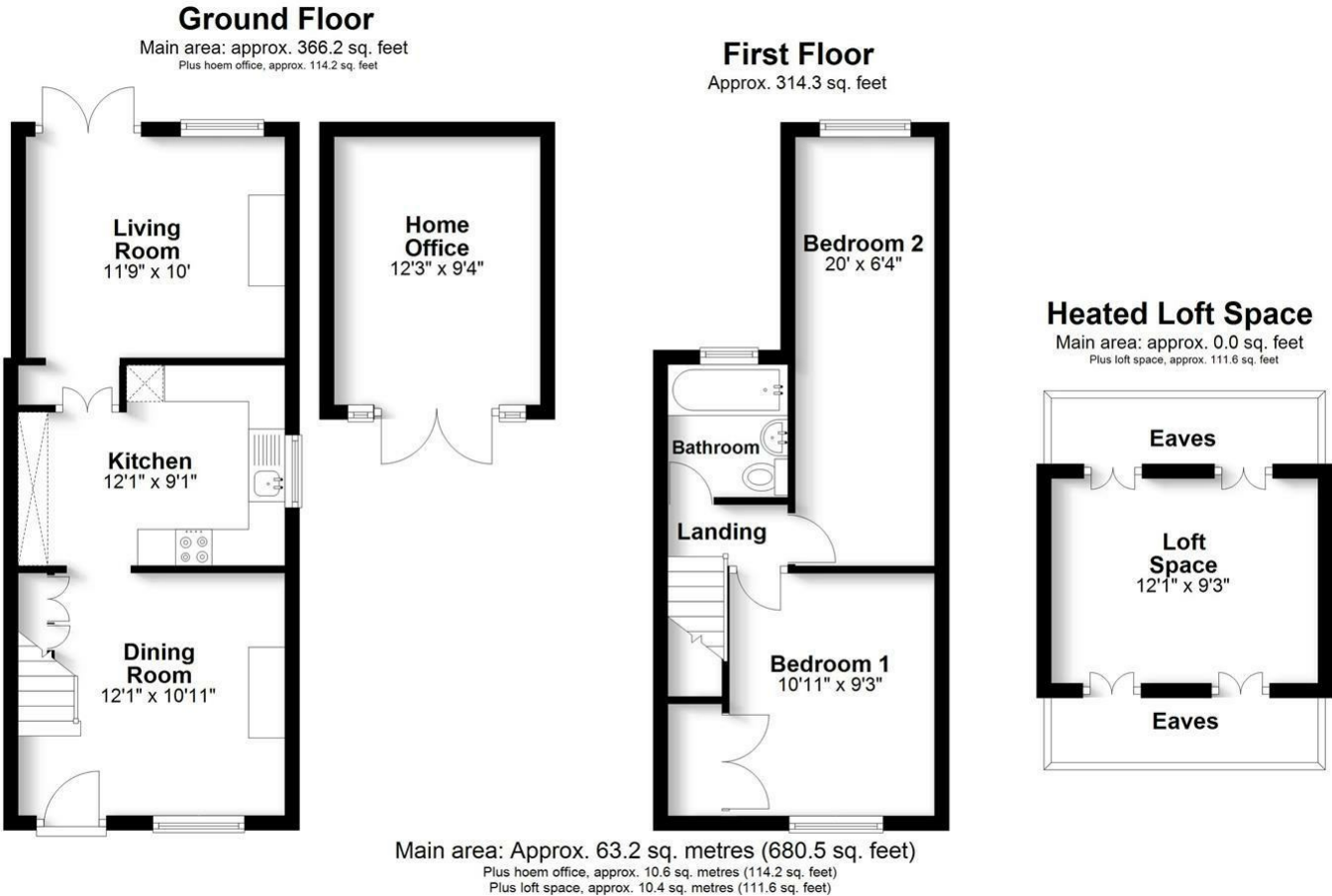
EPC Rating: D Council Tax Band: D





# All The Ingredients Needed For A Fabulous Lifestyle

Nestled on the charming Portland Street in St. Albans, this delightful end-terrace house offers a perfect blend of period charm and modern living. With two inviting reception rooms, this property provides ample space for both relaxation and entertaining. The tasteful decor throughout enhances the home's character, making it a warm and welcoming environment. The residence features two well-proportioned bedrooms, ideal for a small family or professionals seeking a comfortable living space. The bathroom is conveniently located, ensuring practicality for daily routines. A standout feature of this property is the loft room, which is heated and can serve as a versatile space for a home office or creative studio. One of the highlights of this home is the south-facing garden, which not only offers a lovely outdoor retreat but also includes a garden office, perfect for those who work from home or desire a quiet space for hobbies. Situated within walking distance to St. Albans city centre, residents will enjoy easy access to a variety of shops, cafes, and restaurants. Additionally, the nearby Verulamium Park provides a beautiful setting for leisurely strolls and outdoor activities. This property is a wonderful opportunity for anyone looking to embrace the vibrant lifestyle that St. Albans has to offer, all while enjoying the comforts of a charming period home.



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

- Garden Office
- Period Property
- Upstairs Bathroom
- Walking Distance To The Park
- Sunny Private Garden
- Close To City Centre
- Loft Room
- School Catchment Area

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	62
(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 <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	



