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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)

HARLESDEN ROAD  
ST. ALBANS  
AL1 4LF

Price Guide £995,000

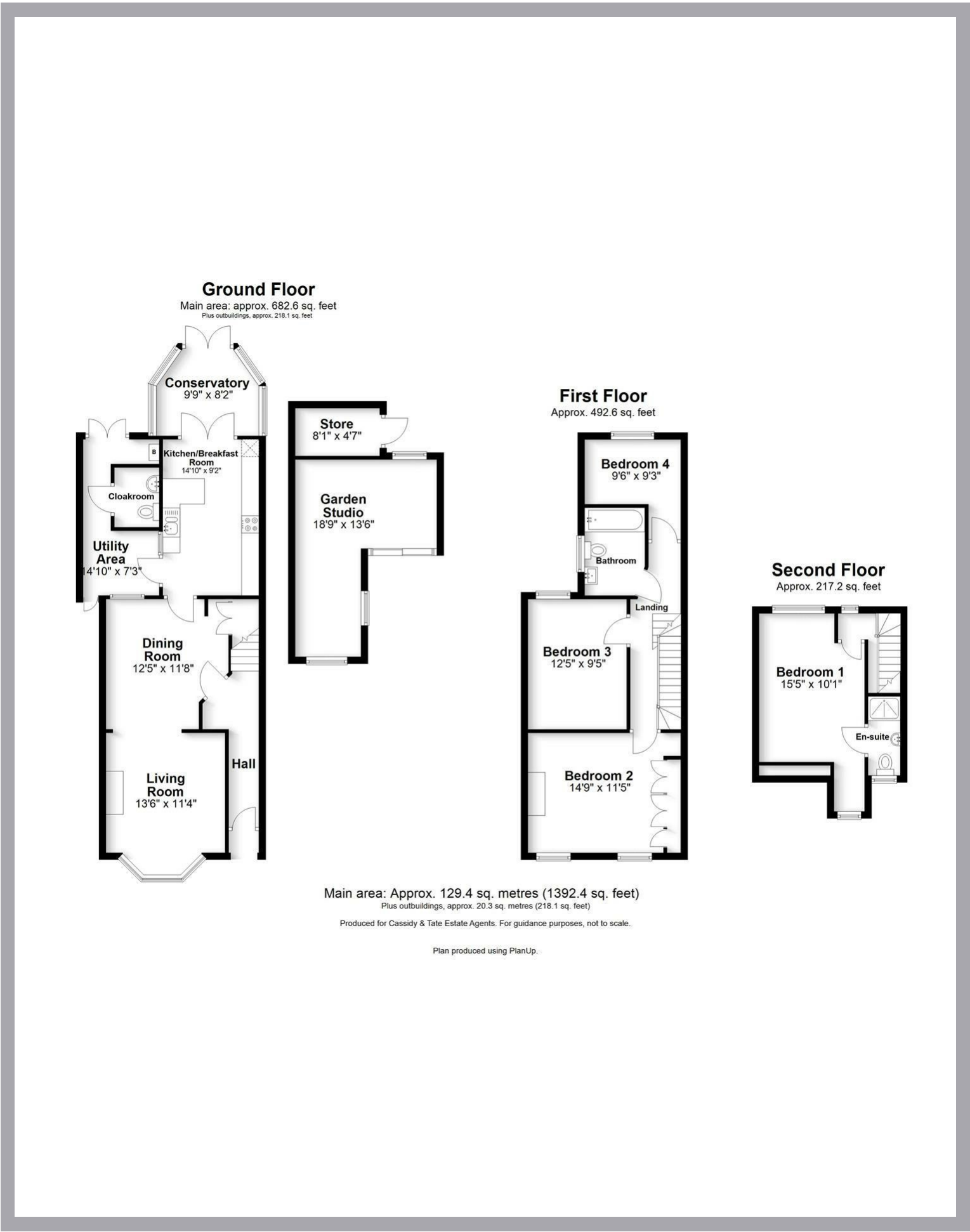
EPC Rating: D Council Tax Band: E





# All The Ingredients Needed For A Fabulous Lifestyle

Conveniently located on Harlesden Road in the popular Fleetville area, this delightful Victorian house offers a perfect blend of classic elegance and modern living. The generous accommodation is laid out on three levels with a welcoming entrance hall leading to a generous living/dining room with feature fireplace and a kitchen/breakfast area. There is also a downstairs cloakroom, utility area and Conservatory, On the first floor, there are three bedrooms with a modern family bathroom. The loft has been skilfully converted to provide a main bedroom with en suite shower room. One of the standout features of this property is its beautiful garden studio/gym, which offers a versatile space that can be used as a home office, art studio, or a tranquil retreat. The low maintenance rear garden itself is a lovely outdoor area that backs onto Fleetville Park with direct access providing a serene backdrop for outdoor activities and leisurely strolls. Additionally, the property is conveniently located near the station, local shops, cafes and take away outlets.



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

- Sunning Victorian Home
- Garden Studio/Gym
- Four Bedrooms
- EPC D Rating
- Popular Fleetville Location
- Backing Onto Park
- En Suite To Main
- Council Tax E £2,687

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		
England & Wales	EU Directive 2002/91/EC	75

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	



