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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

CHARMOUTH ROAD
ST ALBANS
AL1 4RS

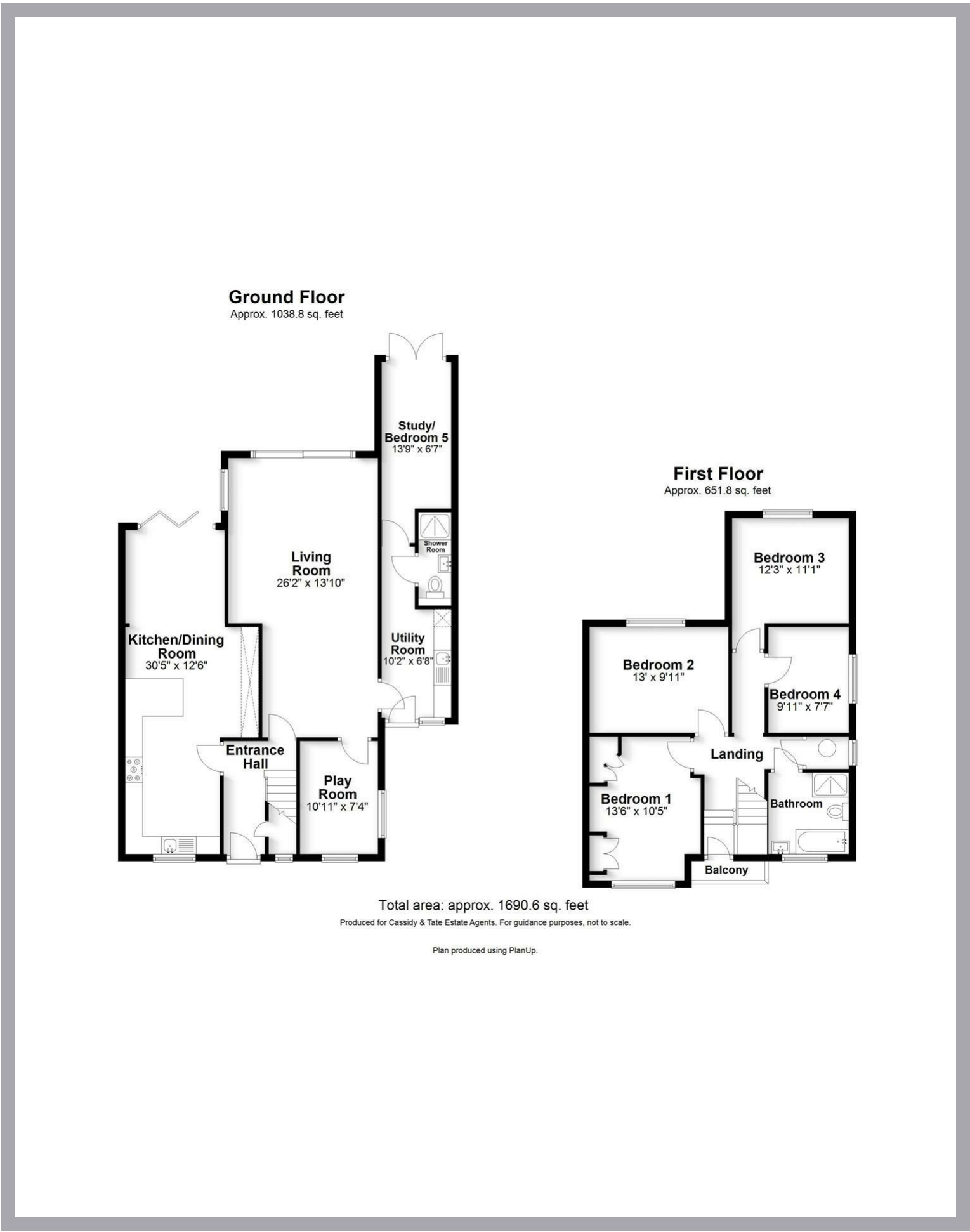
Offers In Excess Of £1,300,000

EPC Rating: D Council Tax Band: G



All The Ingredients Needed For A Fabulous Lifestyle

Located on the charming Charmouth Road in St Albans, this beautifully extended semi-detached home offers a perfect blend of modern living and classic charm. Built between the 1930s and 1950s, the property boasts a spacious layout ideal for families seeking versatile accommodation. A lovely extended main reception overlooks the west-facing garden. There is a further study or playroom to the front. One of the standout features of this home is the ground-floor bedroom, which is accompanied by an adjacent shower room and a utility area, making it an excellent choice for multi-generational living or accommodating guests. The thoughtfully designed spaces allow flexibility in how you choose to utilise them. For those who require parking, the property offers space for up to three vehicles. Additionally, the location is highly convenient, being within a short walk of the mainline city station, which provides easy access to London and beyond. From here, a fast train link is available to St Pancras International, offering direct Eurostar services to Brussels, Paris, and Amsterdam. The Quadrant Shopping Centre is also a short walk with its Marks & Spencer food hall and a host of other amenities. The nearby nature reserve at the Wick is easily accessible. The city centre itself offers a comprehensive range of shopping facilities. St Albans is a Roman City of great historical interest, with many restaurants, cafes and bars.



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

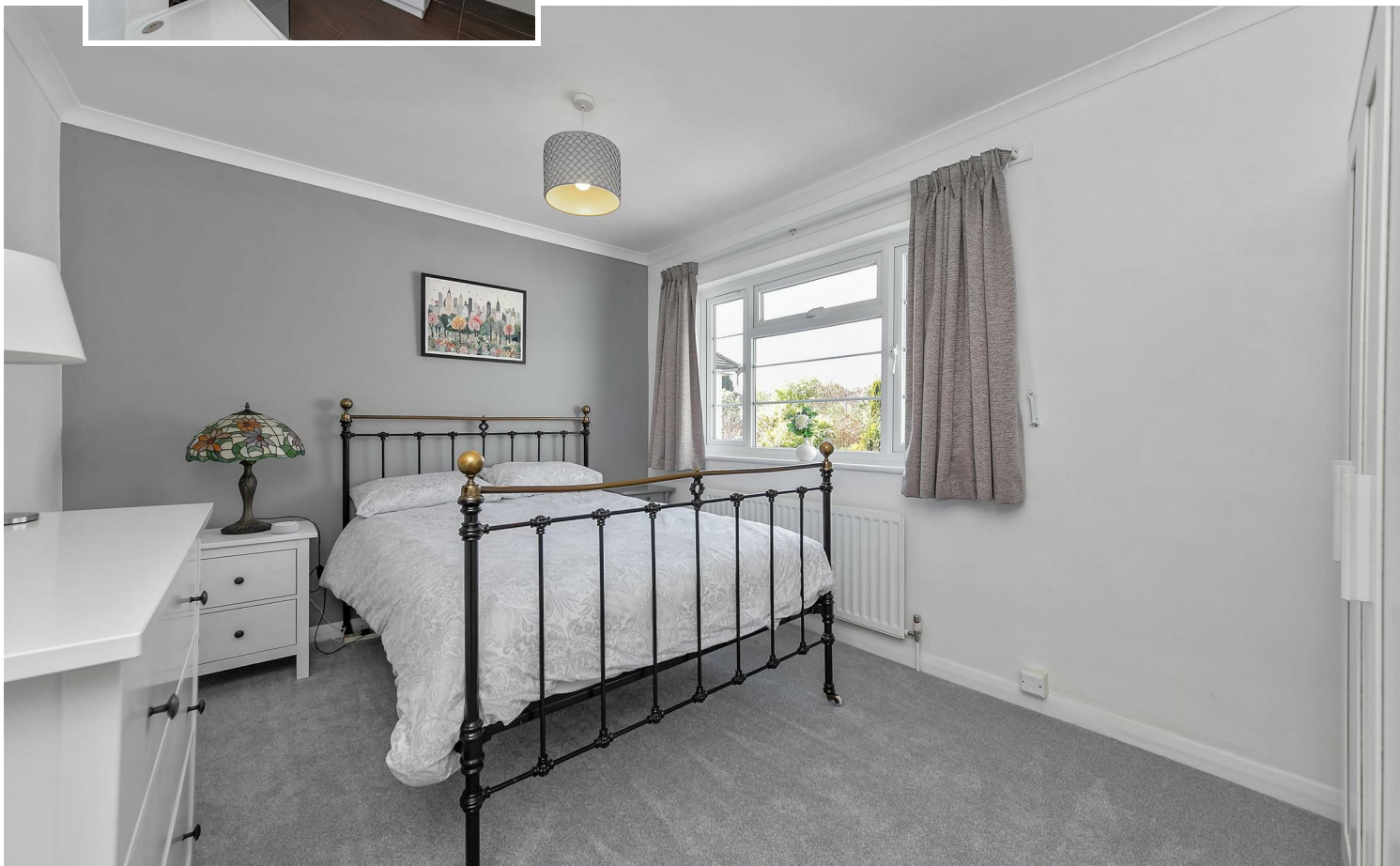
Why Cassidy & Tate

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

- Four/Five Bedrooms
- Highly Sought After
- Beautiful West Facing Garden
- Council Tax Band : G
- Period Semi-Detached
- Walk To Mainline Station
- Versatile Accommodation
- EPC: 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		
England & Wales	EU Directive 2002/91/EC	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	EU Directive 2002/91/EC

