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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



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

RAMSBURY ROAD  
ST. ALBANS  
AL1 1SW

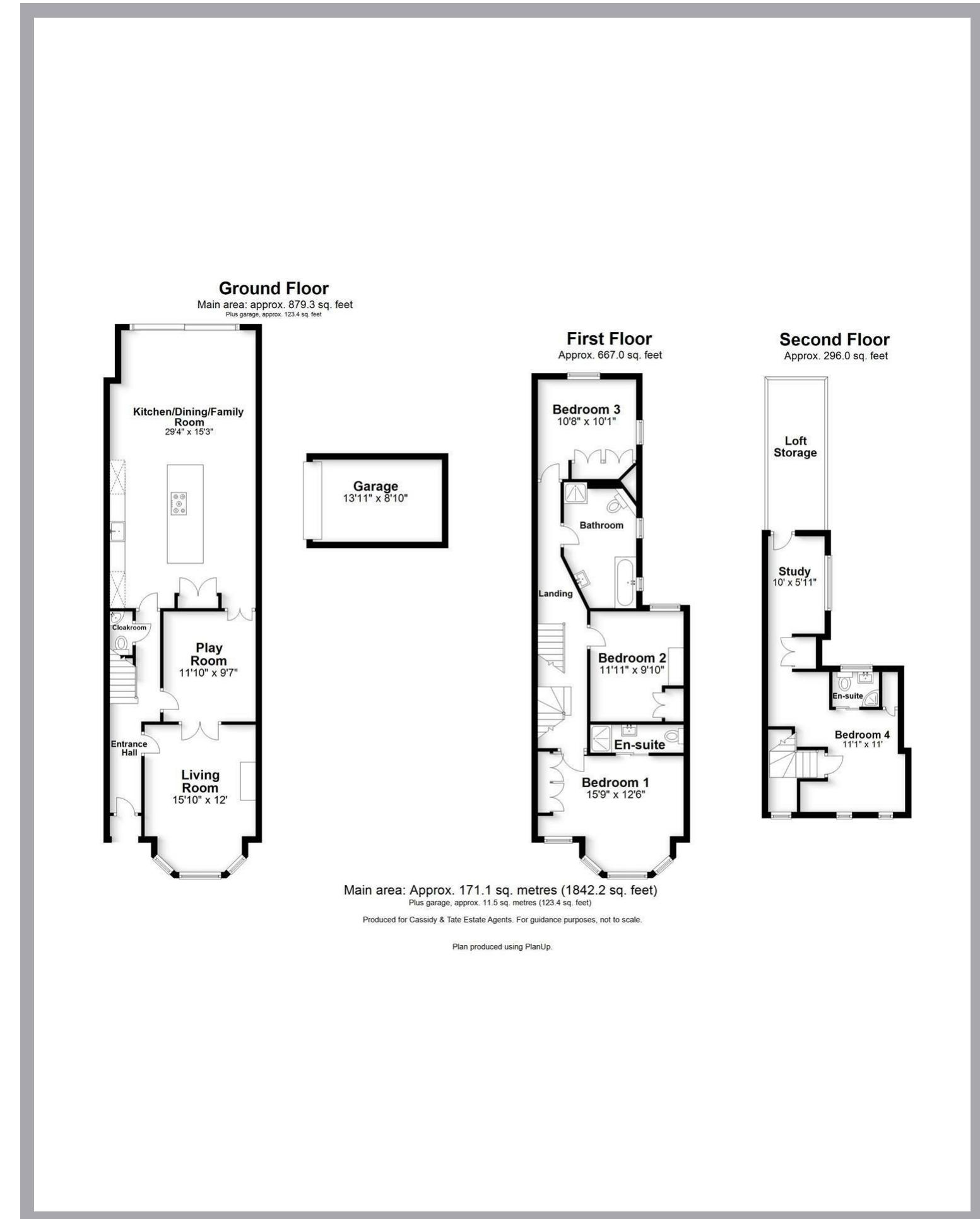
Guide Price £1,395,000

EPC Rating: D Council Tax Band: F



## All The Ingredients Needed For A Fabulous Lifestyle

A beautifully renovated and extended four bedroom semi-detached, Edwardian residence that is arranged over three floors, and which impresses upon entry with its unsurpassed light filled accommodation. Full of charismatic detail, enhanced for a contemporary lifestyle and all located in a prime residential road of similar character homes. The living accommodation comprises of an entrance hall, living room with bay window and feature fireplace, play room, superb extended open plan kitchen/dining/family room, four bedrooms and three bathrooms. The kitchen/living/dining/room is the 'heart' of the home, a perfect setting for family gatherings and entertaining, and the base from which to flow from indoors to outdoors via sliding doors. The well-tended rear garden is mainly laid to lawn with a slate grey tiled patio area, perfect for al fresco dining in the warmer months. Ramsbury Road is a highly sought after no through road, close to excellent local schools, the city centre and the mainline railway station, linking St. Albans to London. \* New double glazed windows installed since previous EPC\*



# 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*

- Edwardian Property
- Four Double Bedrooms
- Garage
- Extended Ground Floor
- Fully Refurbished Throughout
- Two En-Suites
- Double-Glazed Sash Windows
- Walking Distance To City Station

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	83	66	
EU Directive 2002/91/EC			



