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**Cassidy
& Tate**
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

CASTLE ROAD
ST. ALBANS
AL1 5DL

Price Guide £639,950

EPC Rating: C Council Tax Band: D



All The Ingredients Needed For A Fabulous Lifestyle

Well presented and extended terraced house which offers the charm of an older property with the modern extended open plan living space as well as a separate sitting room. The main body of the property is a spacious and inviting open plan space with a wood burning stove, modern kitchen area having marble worktops, room for a dining table and a family seating area with bi folds opening onto the garden.

On the first floor are two good size double bedrooms and a large modern bathroom with separate bath and shower, a touch of luxury. Outside the garden is long and south facing with a patio area level lawn, timber shed and greenhouse.

Castle Road is a popular residential road situated to the east of St Albans City Centre within close proximity to many local amenities including Morrisons supermarket, restaurants, parks, desirable local schools and the mainline station, linking St. Albans to London, St Pancras in just under 30 minutes.



Ground Floor

Approx. 441.8 sq. feet



First Floor

Approx. 385.1 sq. feet



Total area: approx. 826.9 sq. feet

Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.

Plan produced using PlanUp.

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*

- Well Presented Home
- Open Plan Living
- Separate Sitting Room
- Modern Kitchen
- Modern Large Bathroom
- Two Double Bedrooms
- Long South Facing Garden
- Close To Amenities

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	69	77	
EU Directive 2002/91/EC			



