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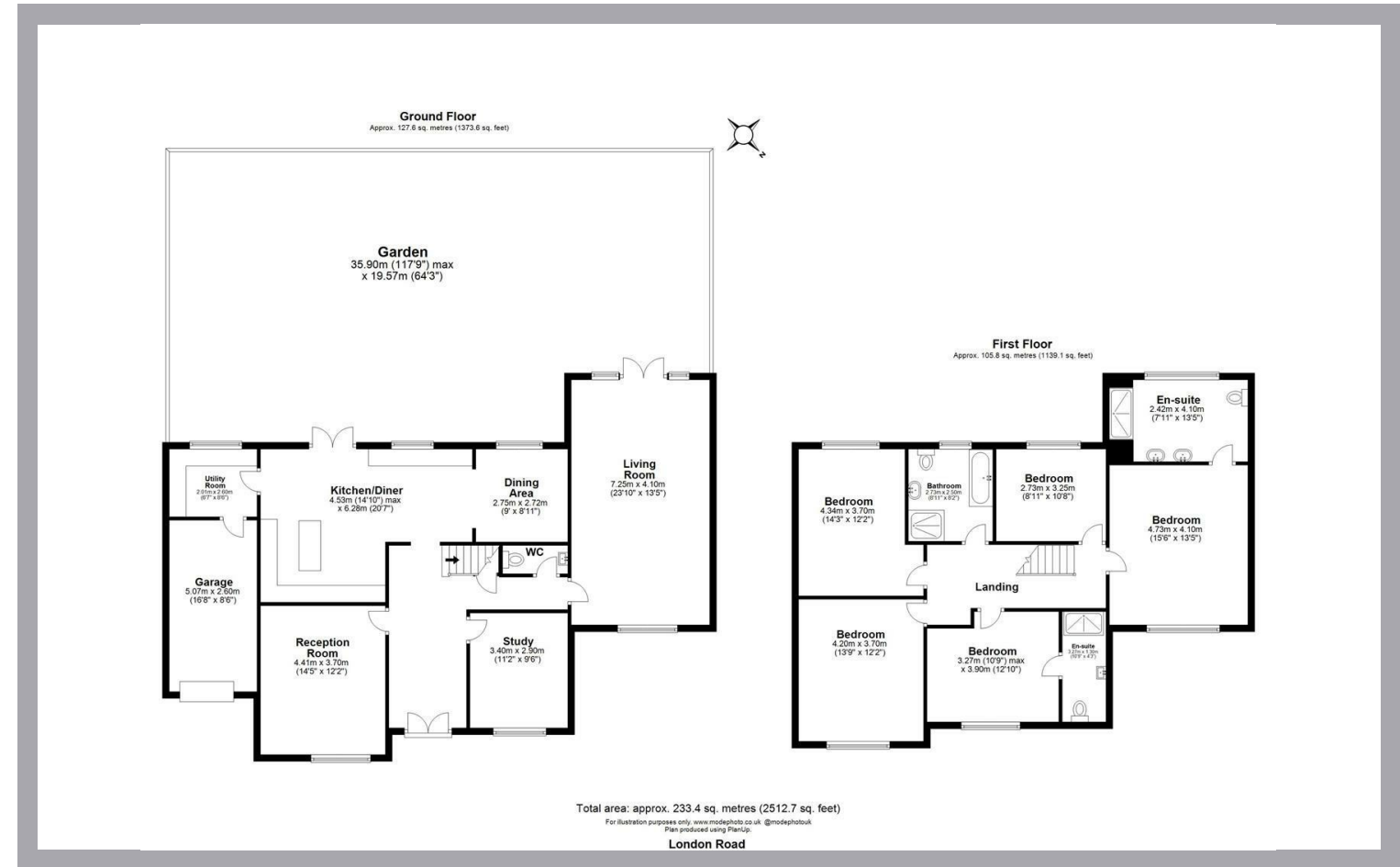
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Cassidy
& Tate
Your Local Experts



Award Winning Agency

LONDON ROAD
ST ALBANS
AL1 1HY



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.

All The Ingredients Needed For A Fabulous Lifestyle

A rare opportunity exists to acquire this five double bedroom detached house with four reception rooms and three bathrooms. The property offers great scope to improve and extend stpp. Externally, there is a large rear garden extending to approximately 120 feet and to the front a carriage driveway and garage. The property is well set back from the desirable London Road and is finished off with double electric gates to the front. This property is being sold chain free. Please be aware the external pictures displayed are historic and not indicative of the current condition .The property is not habitable and a full refurbishment project is required. Chain free.



Specialists in Bespoke Properties

- Full Refurb Project
- Gated Entrance
- Three Bathrooms
- Four Reception Rooms
- Unliveable
- Five Double Bedrooms
- Large Family Garden
- Chain Free

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	1	1
Not energy efficient - higher running costs		
England & Wales	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	1	1
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

