



All The Ingredients Needed For A Fabulous Lifestyle

This is a fine chain free four-bedroom Edwardian-period family home with retained character that needs updating and redevelopment (subject to any necessary consents and planning). Currently showing with an adjoining double garage, the owner will remove this before completion as it is intended to construct a new detached home in an adjoining plot. Please refer to the proposed boundaries within our marketing material. The remaining un-extended home of some 1,794 sq. ft could be reconfigured as shown with four bedrooms, two bathrooms, three receptions, and a large kitchen/breakfast room and there could well be potential to enhance the accommodation even further within the large loft and to the rear, subject again to any required permissions. The property is within walking distance of Beaumont School. St Albans is a historic city located in Hertfordshire, England. It is known for its rich history, dating back to Roman times when it was known as Verulamium. The city has several notable landmarks and attractions, including the magnificent St Albans Cathedral, one of the country's oldest and most impressive cathedrals. The charming city centre features a mix of medieval and Georgian architecture, with cobbled streets, traditional pubs, and independent shops. St Albans also boasts beautiful green spaces like Verulamium Park and Clarence Park, where visitors can enjoy leisurely walks or picnics. The city has a vibrant cultural scene, with various art galleries, theatres, and music venues. St Albans hosts annual events and festivals, including the St Albans Festival and the Christmas Market, which attract visitors from near and far. Overall, St Albans is a picturesque and historic city that offers a blend of heritage, culture, and natural beauty for visitors to explore and enjoy.

HATFIELD ROAD

ST. ALBANS

AL4 0SX

Guide Price £950,000





Specialists in Bespoke Properties

- Redevelopment Project
- Four Bedrooms
- Off Street Parking
- Walk To Beaumont
- Detached House
- Three Reception Rooms
- Chain Free
- Potential To Extend (stpp)

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		
		71
	41	
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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





Perfect Fusion of Location And Way of Living



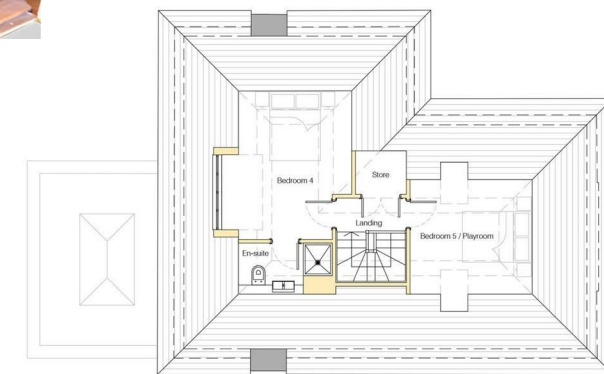
Why Cassidy & Tate

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



Proposed Attic Floor Plan
Scale 1:100 at A3



Proposed Ground Floor Plan
Scale 1:100 at A3



Proposed First Floor Plan
Scale 1:100 at A3

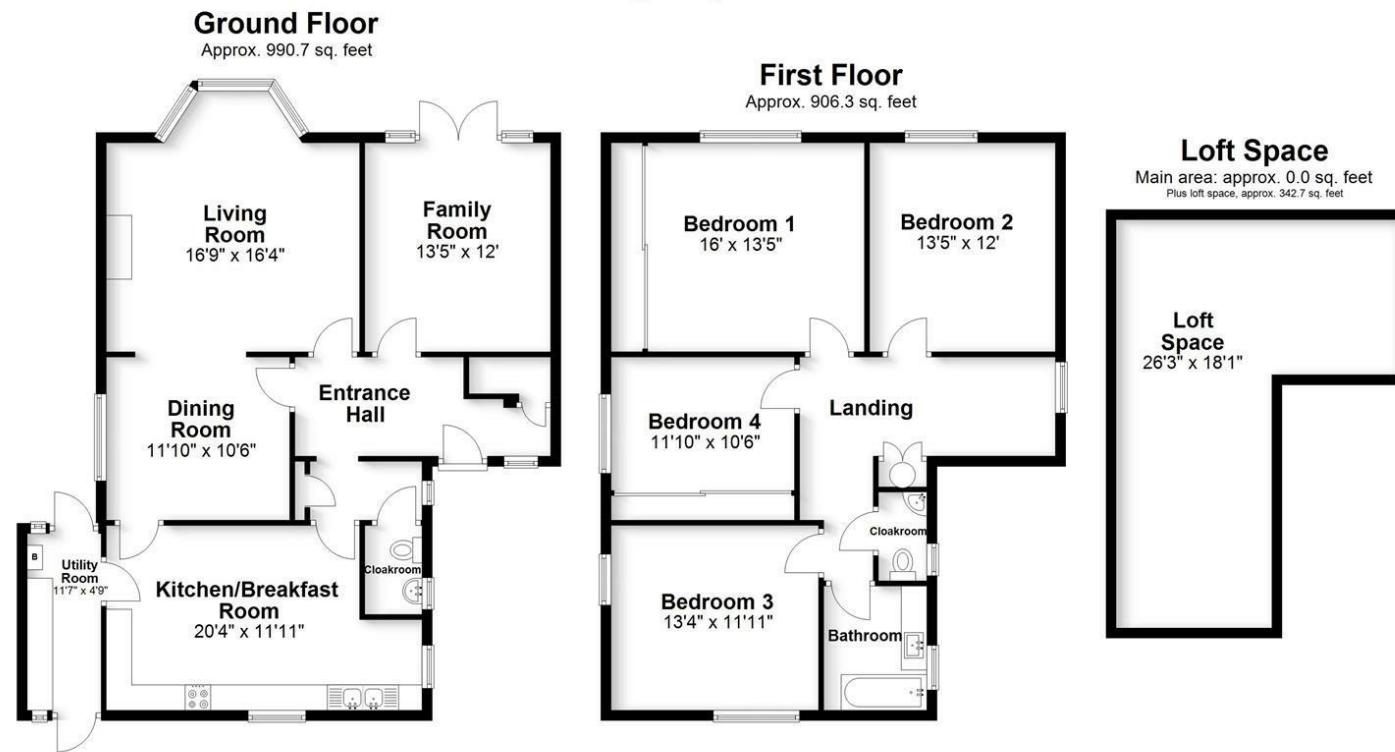
St Albans Office
 10 High Street, St Albans
 Herts AL3 4EL
 01727 228428
 stalbans@cassidyandtate.co.uk

Marshalswick Office
 59 The Quadrant, St Albans,
 Herts AL4 9RD
 01727 832383
 marshalswick@cassidyandtate.co.uk

Wheathampstead Office
 39 High Street, Wheathampstead,
 Herts AL4 8BB
 01582 831200
 wheathampstead@cassidyandtate.co.uk

Knightsbridge Office
 45 Pont Street, Knightsbridge
 London SW1X 0BD
 020 7629 9966
 26@theknightsbridgeoffice.co.uk

Existing Layout



Main area: Approx. 176.2 sq. metres (1897.0 sq. feet)
 Plus loft space, approx. 31.8 sq. metres (342.7 sq. feet)

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

Plan produced using PlanUp.



Award Winning Agency