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Cassidy
&Tate
Your Local Experts



Award Winning Agency

BRANCH ROAD

ST. ALBANS

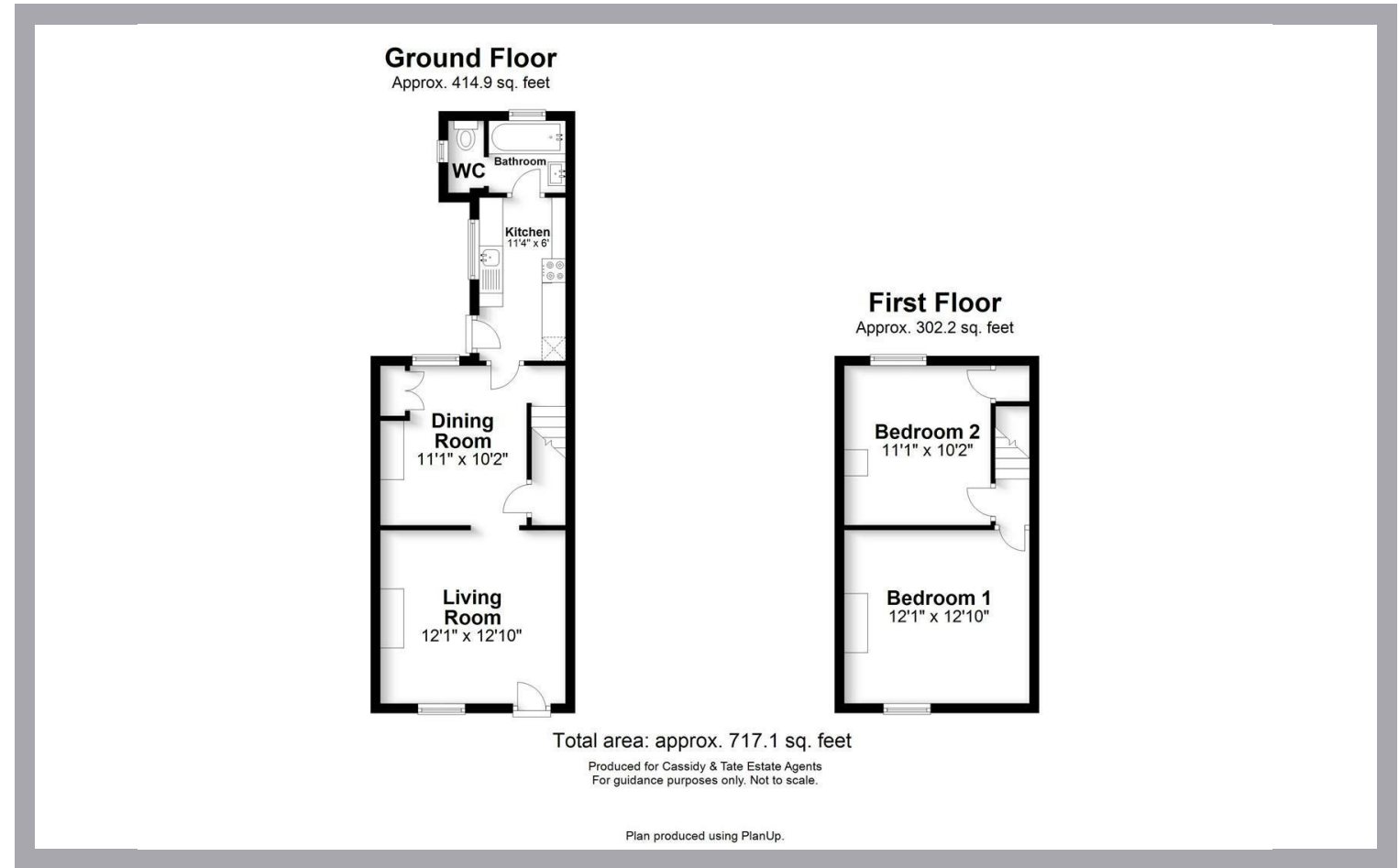
AL2 2LU



Cassidy&Tate

All The Ingredients Needed For A Fabulous Lifestyle

An attractive two bedroom period property located on a quiet, attractive road of similar character properties and conveniently located for Park Street School and local amenities. The property, which retains several character features, provides a good-size sitting room, dining room, fitted kitchen, and bathroom on the ground floor, while upstairs there are two bedrooms. Outside there is a courtyard style garden which is low maintenance. Branch Road is a quiet, attractive road of similar character properties and is conveniently located for Park Street School and local amenities. The M1/M25 motorway network and St Albans are just a short drive away.



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.



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Specialists in Bespoke Properties

- Period Terraced Cottage
- Downstairs Bathroom
- Two Bedrooms
- Unfurnished
- Week holding fee based on the asking price £311.54
- Two Reception Rooms
- Cul De Sac Location
- Close To Park Street Rail Station
- Private Rear Garden
- Deposit based on the asking price £1557.69

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		56	
(21-38) F			
(1-20) G			
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			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	