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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

ST. ALBANS ROAD  
ST. ALBANS  
AL4 9LA

Guide Price £1,225,000

EPC Rating: D Council Tax Band: F





# All The Ingredients Needed For A Fabulous Lifestyle

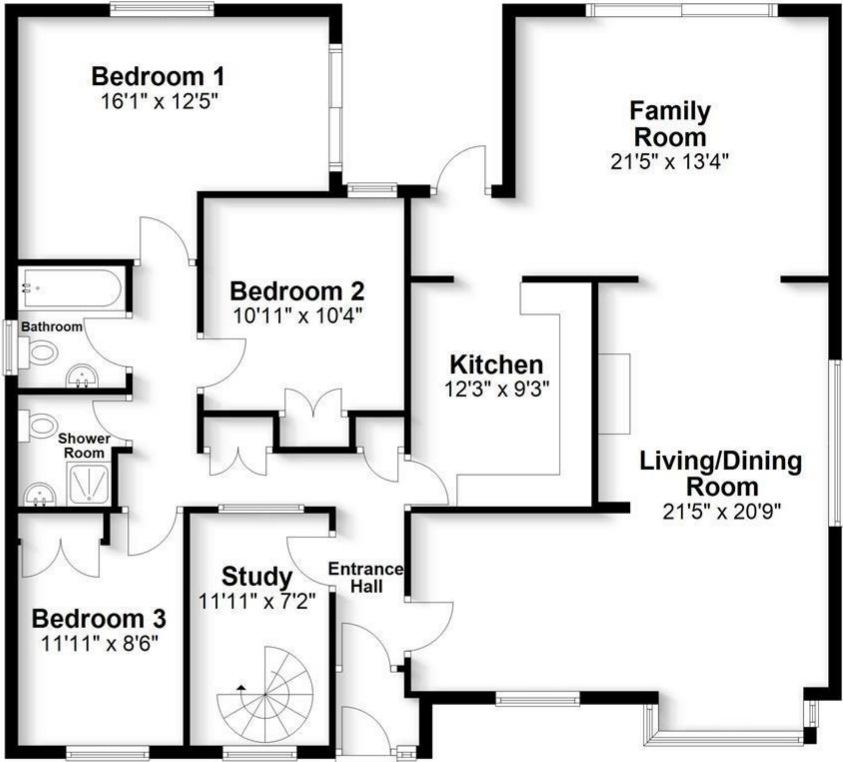
This detached versatile home, of some 1,700 sq ft, is set back from the road and within a short stroll of the picturesque village high street, with its three bustling renowned local pubs. Originally constructed as an elevated single-level three-bedroom dwelling the current owners have converted the lower garage to a useful studio or even a possible fourth bedroom. A lovely contemporary kitchen opens onto a large living/family area overlooking the garden with a further front L-shaped sitting room. One of the standout features of this property is the huge garden providing a lovely outdoor space for gardening enthusiasts and children to play in. There is direct access from the garden itself into Jersey Farm Woodland Park, perfect for children or dog walkers. The village itself is a delightful setting, with its three great pubs offering a warm and friendly atmosphere for socialising, a beautiful church adding character to the surroundings and a quaint tea room where you can enjoy a spot of afternoon tea before walking into the beautiful nearby Heartwood Forest. Sandringham School is within 1km as the crow flies. St Albans has a bustling city centre filled with a wide range of shops, restaurants, cafes, and pubs, as well as a fast 20-minute direct mainline station into Kings Cross St Pancras.



**Lower Ground Floor**  
Approx. 278.9 sq. feet



**Ground Floor**  
Approx. 1422.4 sq. feet



**Total area: approx. 1701.3 sq. feet**

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

Plan produced using PlanUp.

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.



# 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

- Three/Four Bedrooms
- Detached
- Direct Access to Woodlands
- Pretty Village Location
- Very Large Garden
- Private Driveway
- Large Studio/Bedroom Four
- Walk to Sandringham School

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	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



