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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

BURNHAM ROAD  
ST. ALBANS  
AL1 4QW

Guide Price £925,000

EPC Rating: D Council Tax Band: E





# All The Ingredients Needed For A Fabulous Lifestyle

This attractive four-bedroom end-of-terrace family home is ideally in the highly sought-after Fleetville area. It is within walking distance of the mainline train station, popular schools, nearby shops and amenities. The property has an entrance hall, a large open-plan living/dining room with a bay window and an extended kitchen/ breakfast room to the rear. The first floor includes a large double bedroom to the front, a further double bedroom, a study, and a family bathroom. The loft has been thoughtfully converted to include a generous primary bedroom with ample storage, a w/c, and an additional double bedroom. The attractive façade complements the house with an impressive private south-facing rear garden with a patio area, garden shed, and essential side access. Two adjoining neighbours have the standard traditional access across the rear to the side passage. A wide range of shops around the corner on Hatfield Road provide a complete range of daily needs, including a supermarket, post office and many emerging local eateries. The city centre is also nearby, offering numerous restaurants, bars, and boutique shops. Just around the corner, Clarence Park provides ample green space amenities and recreational space. St Albans mainline station, which offers quick services to Kings Cross St Pancras, is approximately a 15-minute walk away. Fleetville Junior School is also a short walk away.



Total area: approx. 1276.7 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

- Four Double Bedrooms
- Extended Kitchen/Breakfast Room
- Sitting Room Plus Dining Area
- Arranged Over Three Floors
- Separate Study
- First Floor Bathroom
- Large South Facing Garden
- Walk To Fleetville Junior School

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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	



