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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

TWYFORD ROAD
ST. ALBANS
AL4 9BD

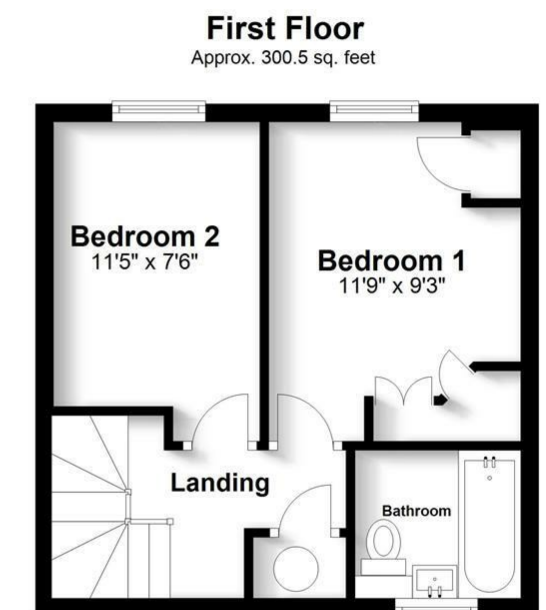
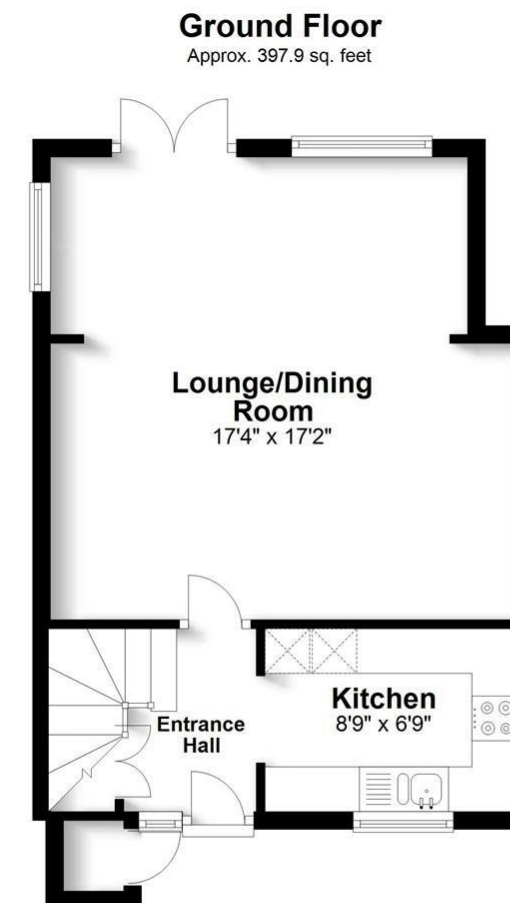
Asking Price £500,000

EPC Rating: D Council Tax Band:



All The Ingredients Needed For A Fabulous Lifestyle

Enjoying a corner plot location in this popular development, a delightful two bedroom end of terrace home offers a perfect blend of comfort and convenience. The property has planning permission granted to significantly extend to the side and to enlarge the kitchen to the front. This will create an additional reception room/bedroom, utility and separate shower/cloakroom under planning reference 5/2023/0937 valid from 28/7/2023. The current ground floor accommodation boasts kitchen, lounge/dining room with direct access to the rear garden. On the first floor, there are two double bedrooms and a modern bathroom. Outside, there is ample parking to the front and a pretty side and rear garden. Twyford Road is convenient for a variety of amenities and local shops, Tesco convenience store and Doctors surgery just a stone's throw away. Residents can enjoy the nearby vibrant community spirit of St. Albans, with its rich history, beautiful parks, and excellent transport links to London and beyond.



Total area: approx. 698.4 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

- Two Bedroom Home
- Planning Permission Granted
- Ample Parking
- Council Tax D £2,199
- Popular Development
- Corner Plot
- EPC D
- Cul De Sac Location

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		64
(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 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		

