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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

PROSPECT ROAD
ST. ALBANS
AL1 2AX

Price Guide £775,000

EPC Rating: D Council Tax Band: E



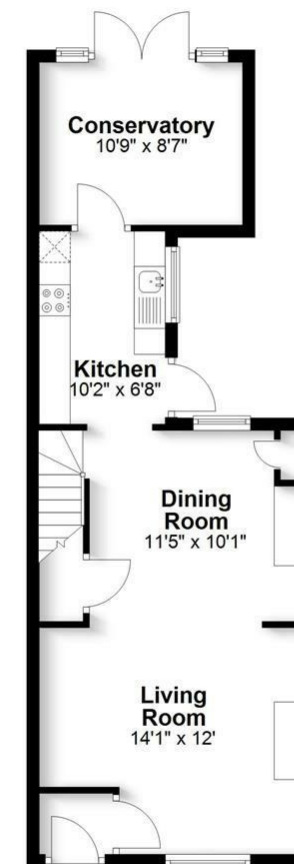
All The Ingredients Needed For A Fabulous Lifestyle

Situated on the popular Prospect Road in St. Albans, this beautifully presented three-bedroom semi-detached character cottage offers a delightful blend of modern living and traditional charm. The property features two inviting reception rooms, perfect for both relaxation and entertaining. The through lounge diner creates a spacious and welcoming atmosphere, while the well-appointed kitchen, complete with elegant marble worktops, is a culinary enthusiast's dream. The cottage boasts three comfortable bedrooms, providing ample space for family or guests, and a modern bathroom that adds a touch of luxury to daily routines. A lovely conservatory extends the living space, seamlessly opening onto a delightful south-facing walled garden, ideal for enjoying sunny afternoons or hosting gatherings.

Conveniently located, this property is just a short distance from Abbey Station, making commuting a breeze. Additionally, Sainsbury's and other local stores are within easy reach as well as Verulam Park, ensuring that all your daily needs are met. With quick access to the city centre, this home is perfectly positioned for those who appreciate both tranquillity and convenience. This charming cottage is a rare find in a sought-after area, offering a wonderful opportunity for anyone looking to settle in St. Albans.



Ground Floor
Approx. 480.6 sq. feet



First Floor
Approx. 387.5 sq. feet



Total area: approx. 868.1 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

- Character Cottage
- Three Bedrooms
- Kitchen/Conservatory
- Private Walled Garden
- Semi Detached
- Lounge Dining Room
- Close To Park
- No Chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



