

St Albans Office
10 High Street, St Albans
Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

Marshalswick Office
59 The Quadrant, St Albans,
Herts AL4 9RD
01727 832383
marshalswick@cassidyandtate.co.uk

Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

BURNHAM ROAD
ST. ALBANS
AL1 4QW

£3,150

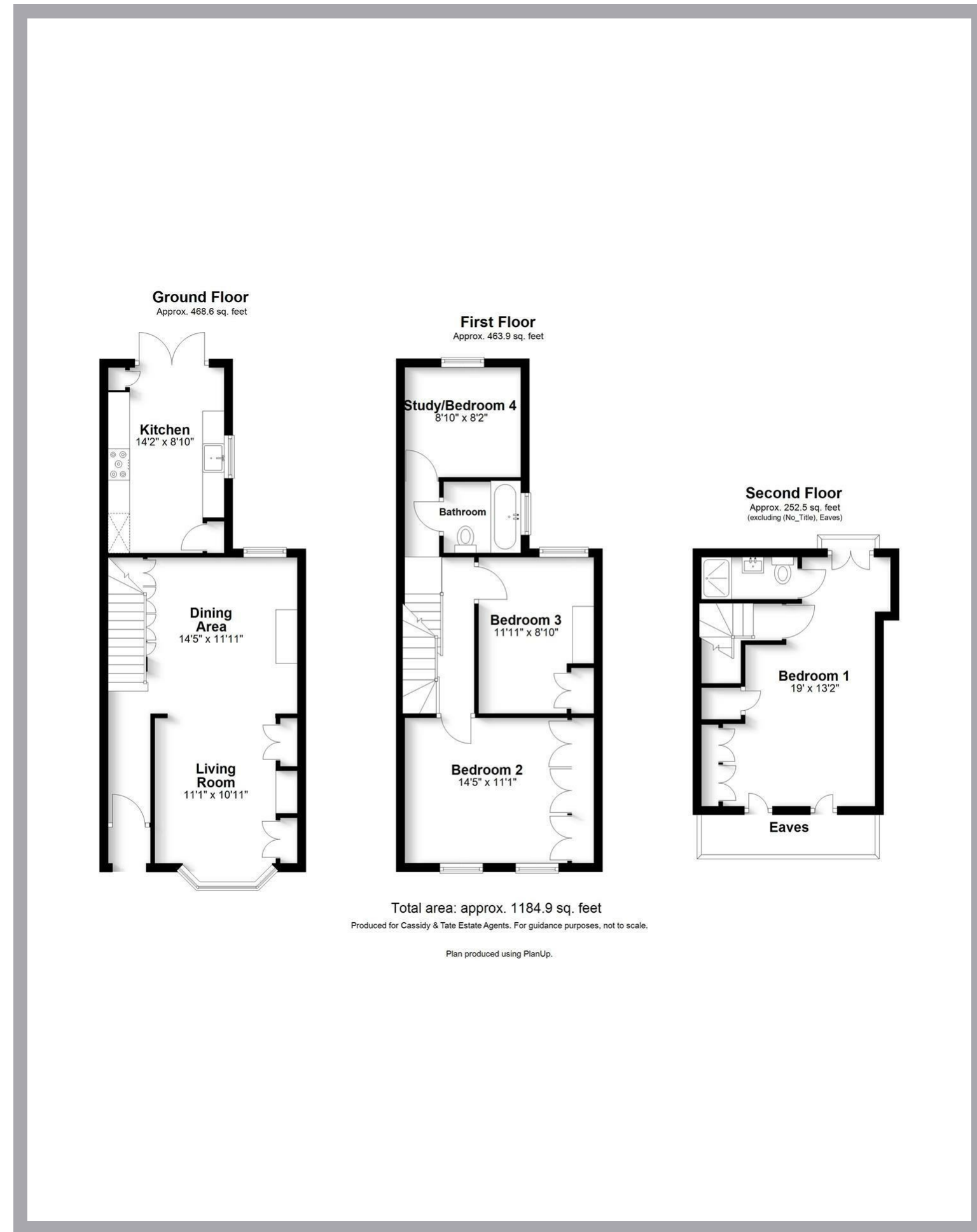
EPC Rating: D Council Tax Band: D



All The Ingredients Needed For A Fabulous Lifestyle

A beautifully presented four-bedroom character home located on the sought-after Burnham Road in St Albans, offering generous accommodation across three floors and a private rear garden. The ground floor features a bright and welcoming living/dining space with attractive wood flooring, built-in storage and a feature fireplace, creating a stylish yet homely feel. To the rear, there is a well-appointed kitchen with excellent storage, integrated appliances, a range cooker and direct access out to the garden. The first floor offers two spacious double bedrooms, a further bedroom/study and a modern family bathroom with bath and overhead shower. The top floor provides a superb principal bedroom with fitted storage, Juliet balcony and an en-suite shower room.

Burnham Road is ideally positioned for access to St Albans City Station, the city centre, local shops, restaurants, parks and highly regarded schools, making this a fantastic home for families, professional sharers or those looking for excellent commuter links.



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



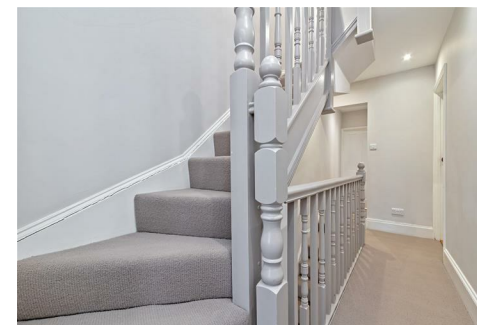
Why Cassidy & Tate

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 bedrooms
- Private rear garden
- Close to St Albans City Station and city centre
- Over three floors
- One weeks holding deposit based on the asking price £726.92
- Character period home
- Sought-after St Albans location
- Spacious living/dining area
- 5 Weeks Deposit based on the asking price £3634.61
- Council Tax D

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



