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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

CAMBRIDGE ROAD  
ST ALBANS  
AL1 5LF

Guide Price £575,000

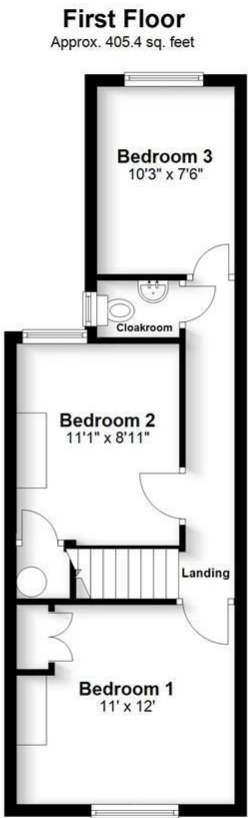
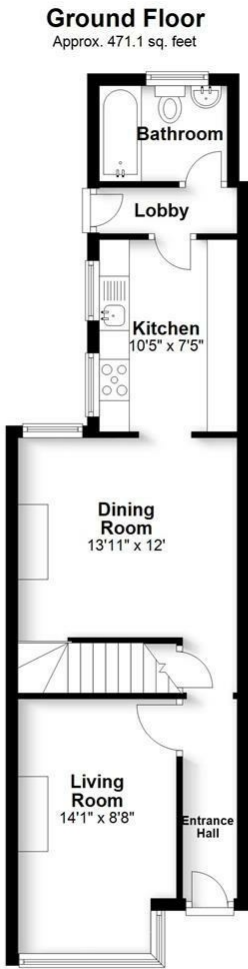
EPC Rating: E Council Tax Band: D





# All The Ingredients Needed For A Fabulous Lifestyle

Nestled on the desirable Cambridge Road in St Albans, this charming terraced house presents an excellent opportunity for families and professionals alike. With two inviting reception rooms, this home offers ample space for relaxation and entertaining. The property boasts three bedrooms, ensuring comfort for all family members. As you enter, you are greeted by a welcoming entrance hallway that sets the tone for the rest of the home. The upstairs w/c adds convenience, particularly for busy mornings. The spacious garden is a delightful feature, providing a perfect outdoor retreat for children to play or for hosting summer gatherings with friends and family. This property also offers scope for further extension, subject to planning permission, allowing you to tailor the home to your specific needs and preferences. Situated close to local shops and excellent schools, this location is ideal for families seeking a vibrant community atmosphere. With its blend of comfort, potential, and a prime location, this terraced house on Cambridge Road is a wonderful opportunity not to be missed.



Total area: approx. 876.5 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

- Complete Chain
- Downstairs Bathroom & Upstairs WC
- Entrance Hallway
- School Catchment Area
- Three Bedrooms
- Planning Permission Granted For Loft Conversion
- Spacious Rear Garden
- Close To Local Shops

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	51	70
EU Directive 2002/91/EC		





