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Cassidy
& Tate
Your Local Experts



Award Winning Agency

www.cassidyandtate.co.uk



RAMSBURY ROAD
ST. ALBANS
AL1 1SN

Guide Price £1,300,000

EPC Rating: E Council Tax Band: F



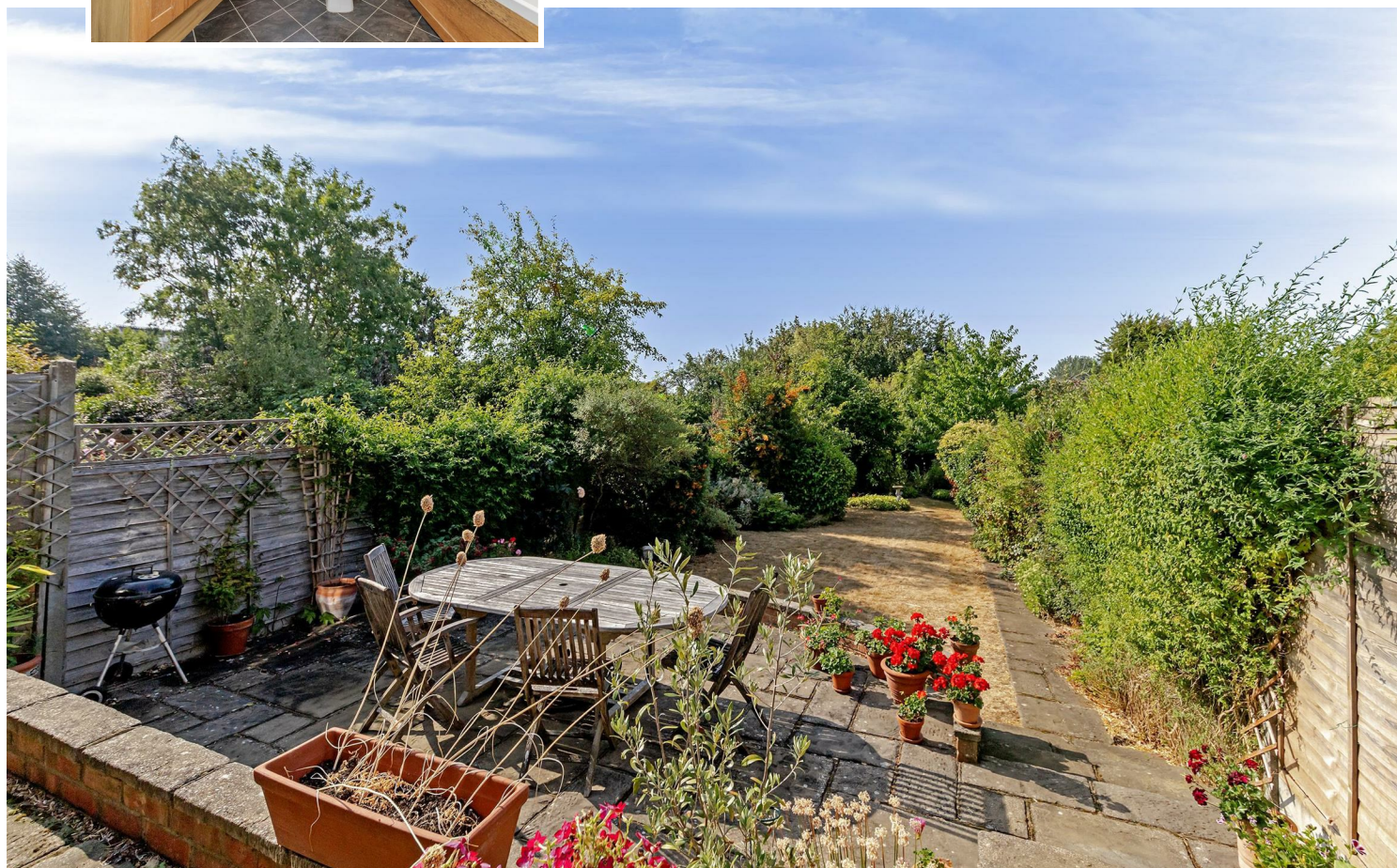
All The Ingredients Needed For A Fabulous Lifestyle

Nestled in the desirable Ramsbury Road, this charming semi-detached period home retains plenty of character while offering generous and versatile living space for modern family life. With four spacious bedrooms and two well-appointed bathrooms, this property is ideal for families seeking comfort and style. The two inviting reception rooms provide ample space for relaxation and entertaining, making it a wonderful home for gatherings with friends and family. Set on a large plot, the south-facing rear garden is a true highlight, offering a sun-drenched outdoor space perfect for enjoying the warmer months. The garden presents an excellent opportunity for those looking to extend the property, subject to planning permission, allowing you to tailor the home to your specific needs. Situated in a premier location, this residence is conveniently close to the city centre and the train station, making it an excellent choice for commuters and those who enjoy the vibrant amenities of St. Albans. The property is located in a peaceful cul-de-sac, ensuring a tranquil environment while still being within easy reach of local shops, schools, and parks. This home beautifully combines period charm with the potential for modern enhancements, making it a fantastic opportunity for anyone looking to settle in a sought-after area. Don't miss the chance to make this delightful property your own.



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

- Charming Period Home
- En-Suite & Family Bathroom
- Potential To Extend
- Close To City Centre
- Four Spacious Bedrooms
- Large South-Facing Garden
- Peaceful Cul-De-Sac Location
- 0.3 Miles From City Station

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	53	75
EU Directive 2002/91/EC		



