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Cassidy  
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Your Local Experts



Award Winning Agency



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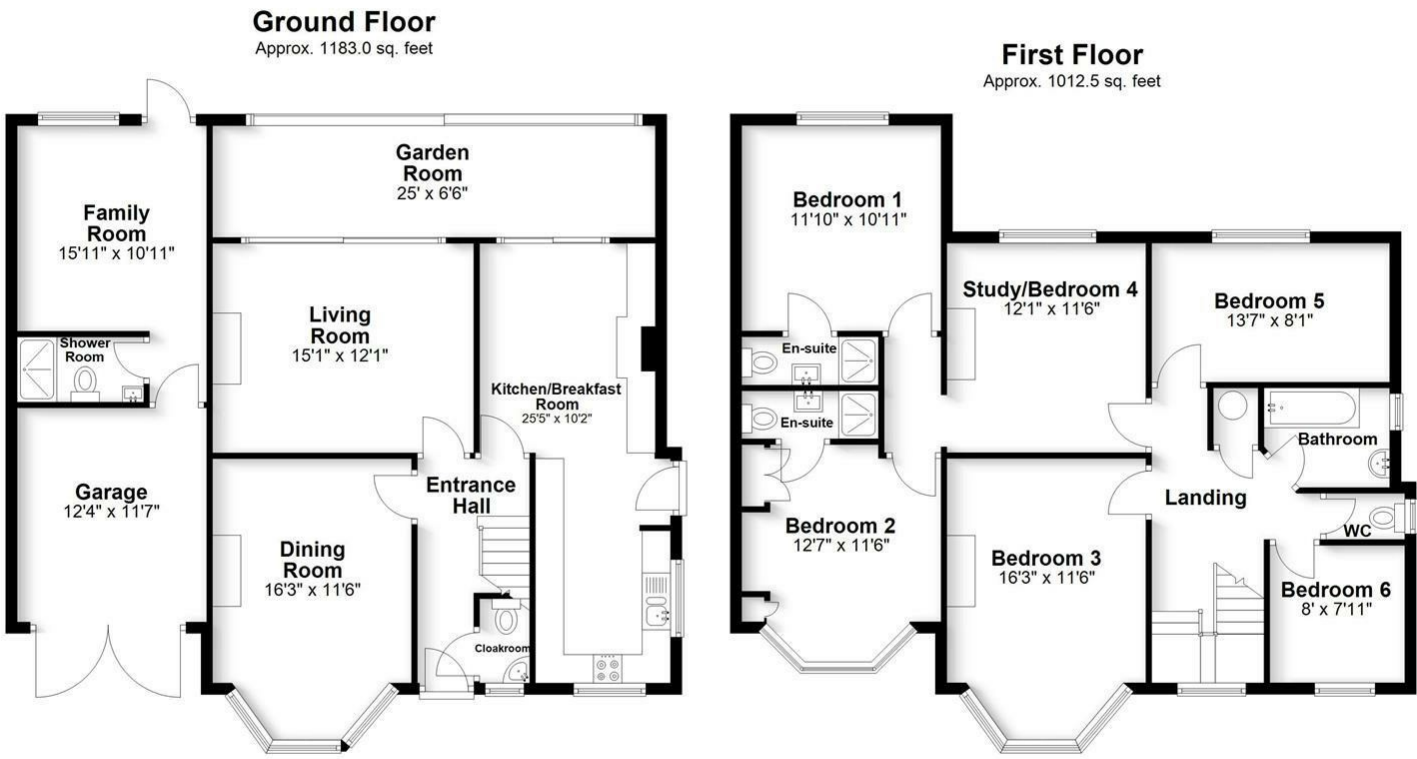
Price Guide £1,750,000

EPC Rating: D Council Tax Band: G



# All The Ingredients Needed For A Fabulous Lifestyle

Situated in the heart of St. Albans on Carlisle Avenue, this impressive period detached home presents a remarkable opportunity for those seeking a substantial refurbishment project. With its generous layout, the property boasts five spacious reception rooms, providing ample space for both relaxation and entertaining. The six well-proportioned bedrooms offer versatility for family living or guest accommodation, while the four bathrooms ensure convenience for all. This large home, already extended, is set within a delightful garden, perfect for outdoor activities or simply enjoying the tranquillity of your own private space. Additionally, the property features a garage, adding to the practicality of this charming residence. Being chain-free, this property allows for a smoother transition for prospective buyers, making it an attractive option for those looking to invest in a home that they can truly make their own. The central location means you will be just a stone's throw away from the vibrant amenities of St. Albans, including shops, restaurants, and excellent transport links. This is a rare opportunity to acquire a period home with immense potential in a sought-after area. Whether you are looking to create your dream family home or seeking a project to add value, this property is not to be missed. Embrace the chance to transform this spacious house into a stunning residence that reflects your personal style and vision.



**Total area: approx. 2195.5 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

- 5/6 Bedroom Detached
- Ideal For Modernisation
- Potential To Extend STPP
- Large Family Garden
- Extended To Rear
- City & Station Location
- Garage & Parking
- Chain Free

Free Online Valuation



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 63      | 76        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

