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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

FRANCIS AVENUE  
ST. ALBANS  
AL3 6BW

Price Guide £650,000

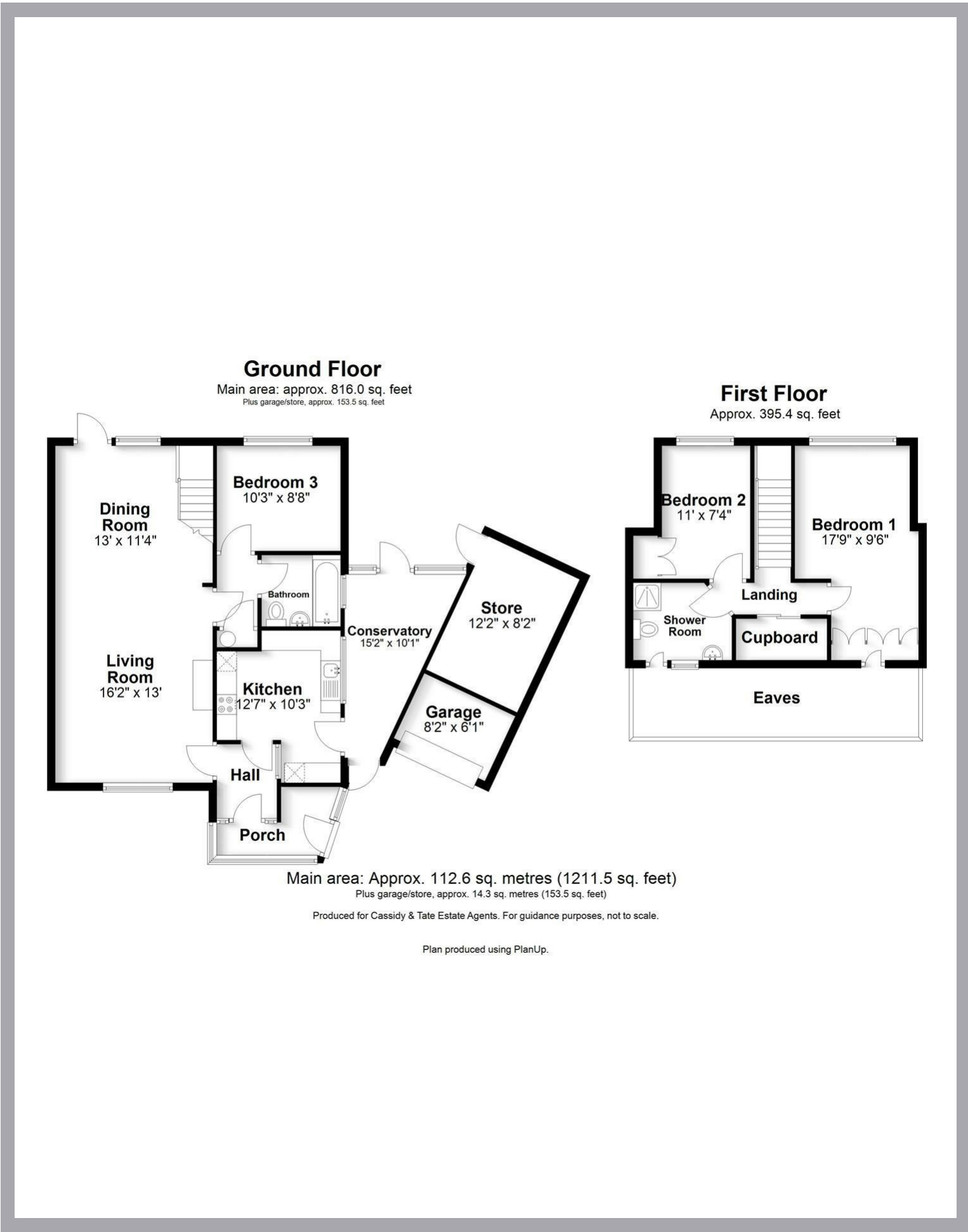
EPC Rating: F Council Tax Band: F





# All The Ingredients Needed For A Fabulous Lifestyle

Located in the popular area of Francis Avenue, New Greens, St. Albans, this chain free semi-detached chalet bungalow offers a delightful blend of size and potential. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The two reception rooms provide ample living space, ideal for both relaxation and entertaining guests. The chalet bungalow features two bathrooms, ensuring convenience for all occupants. The property is complemented by a garage and additional parking, making it practical for those with vehicles. The generous garden is a lovely outdoor space, perfect for enjoying the fresh air or hosting summer gatherings. One of the standout features of this property is its potential for extension, subject to planning permission, allowing you to tailor the home to your specific needs. Additionally, the property is chain-free, making for a smoother transaction process. Situated within walking distance to Batchwood, residents can enjoy the local amenities and green spaces that St. Albans has to offer. This chalet bungalow presents an excellent opportunity for those looking to settle in a vibrant community while having the flexibility to enhance their living space. Don't miss the chance to make this lovely property your new home.



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



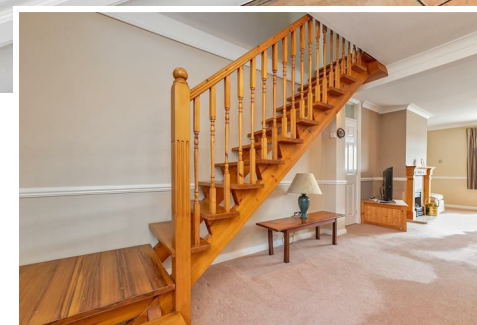
## Why Cassidy & Tate

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

- Located In New Greens
- Three Bedrooms
- Garage & Parking
- Close To Batchwood
- Semi Detached Chalet
- Two Bathrooms
- Chain Free
- Potential To Extend stpp

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	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



