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Cassidy  
& Tate  
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Award Winning Agency



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ABBEY AVENUE  
ST. ALBANS  
AL3 4BH

Guide Price £1,999,500

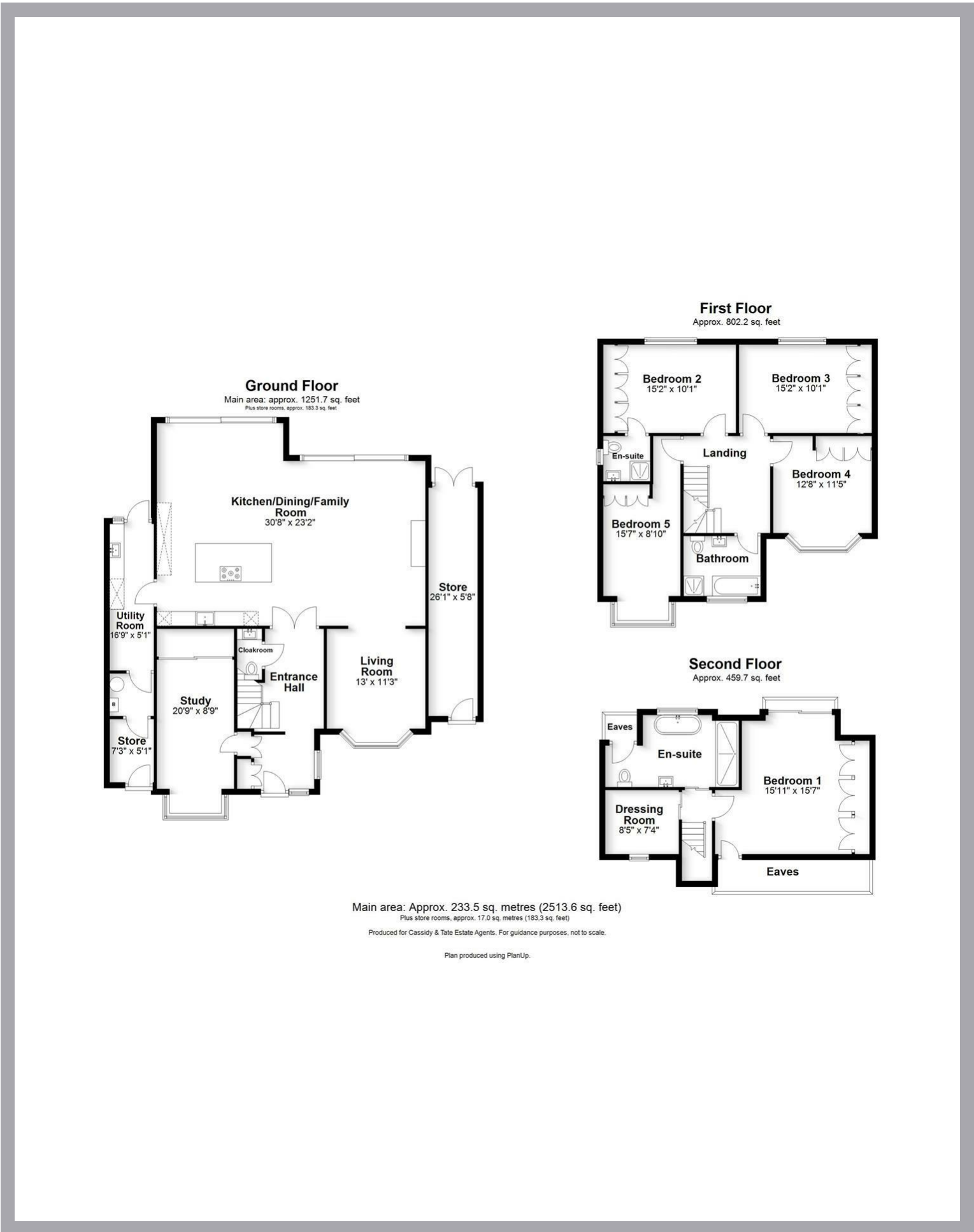
EPC Rating: C Council Tax Band: G





# All The Ingredients Needed For A Fabulous Lifestyle

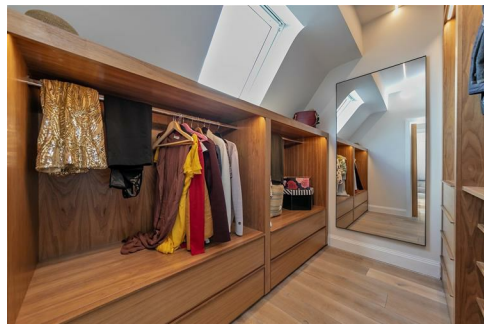
Nestled on the desirable Abbey Avenue in St. Albans, this exquisite detached house presents an exceptional opportunity for families seeking a spacious and modern home. With five generously sized bedrooms, this property is perfect for those who value both comfort and style. The house boasts a well-appointed kitchen/dining/family room, ideal for entertaining guests or enjoying quiet family evenings. The property has been tastefully renovated to a high specification, ensuring that every corner reflects contemporary elegance. One of the standout features is the stunning en-suite bathroom, which is adorned with vaulted ceilings, creating a sense of grandeur and luxury. In addition to the en-suite, there are two well-designed bathrooms that cater to the needs of a busy household. Situated conveniently close to local parks and schools, this home is perfectly positioned for families with children, offering easy access to outdoor activities and educational facilities. The chain-free status of the property adds to its appeal, allowing for a smooth and straightforward purchasing process. This remarkable home on Abbey Avenue is not just a place to live; it is a sanctuary that combines modern living with the charm of St. Albans. With its spacious layout, high-quality finishes, and prime location, this property is sure to attract discerning buyers looking for their dream 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

- Detached
- Driveway
- Close To Verulamium Park
- High-Specification
- Five Bedrooms
- En-Suite
- Fully Renovated
- Premier Location

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	76	81
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		



