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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

AVENUE ROAD
ST. ALBANS
AL1 3QB

£4,000 PCM

EPC Rating: D Council Tax Band: G



All The Ingredients Needed For A Fabulous Lifestyle

This beautiful four bedroom family home offers many original features which enhance the appeal of this exceptional property. High ceilings, ornate cornices, ceiling roses, wooden floors, stained glass windows, and feature fireplaces are some of the beautiful period features that you will find within this stunning home.

To the front, there is a gravel driveway for secure off-street parking. The garden wraps around the house and comprises of lawn interspersed with mature trees and numerous established shrubs and plantings as well as paved and gravel patio areas

The property is situated in a coveted residential area and is a very short walk from the City centre and all amenities. The mainline station (Thameslink St Pancras International), and the Abbey Flyer train station to Watford Junction are also within walking distance.

St Albans offers a wide range of shopping, recreational and educational facilities, and is within many of the catchment areas of the premium schools in the area, both state and private. The property is well placed for road communications with M1, M25, and A1M motorway junctions within easy reach.



Total area: approx. 2429.5 sq. feet

Produced for Cassidy & Tate Estate Agents
For guidance purposes only. 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



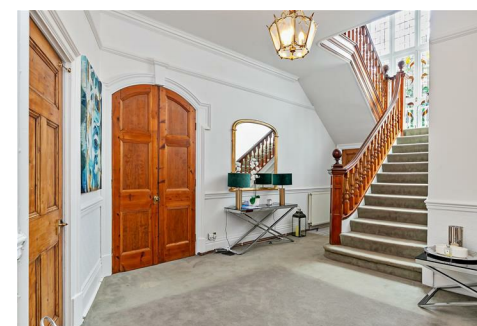
Why Cassidy & Tate

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

- Period Property
- Two Reception Rooms
- Utility/Boot Room
- Period Features Through
- One weeks holding fee based on the asking price £923.07
- Four Bedrooms
- Kitchen/Diner
- Family Bathroom
- Off Street Parking
- Five weeks deposit based on the asking price £4615.38

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	58	78
EU Directive 2002/91/EC		



