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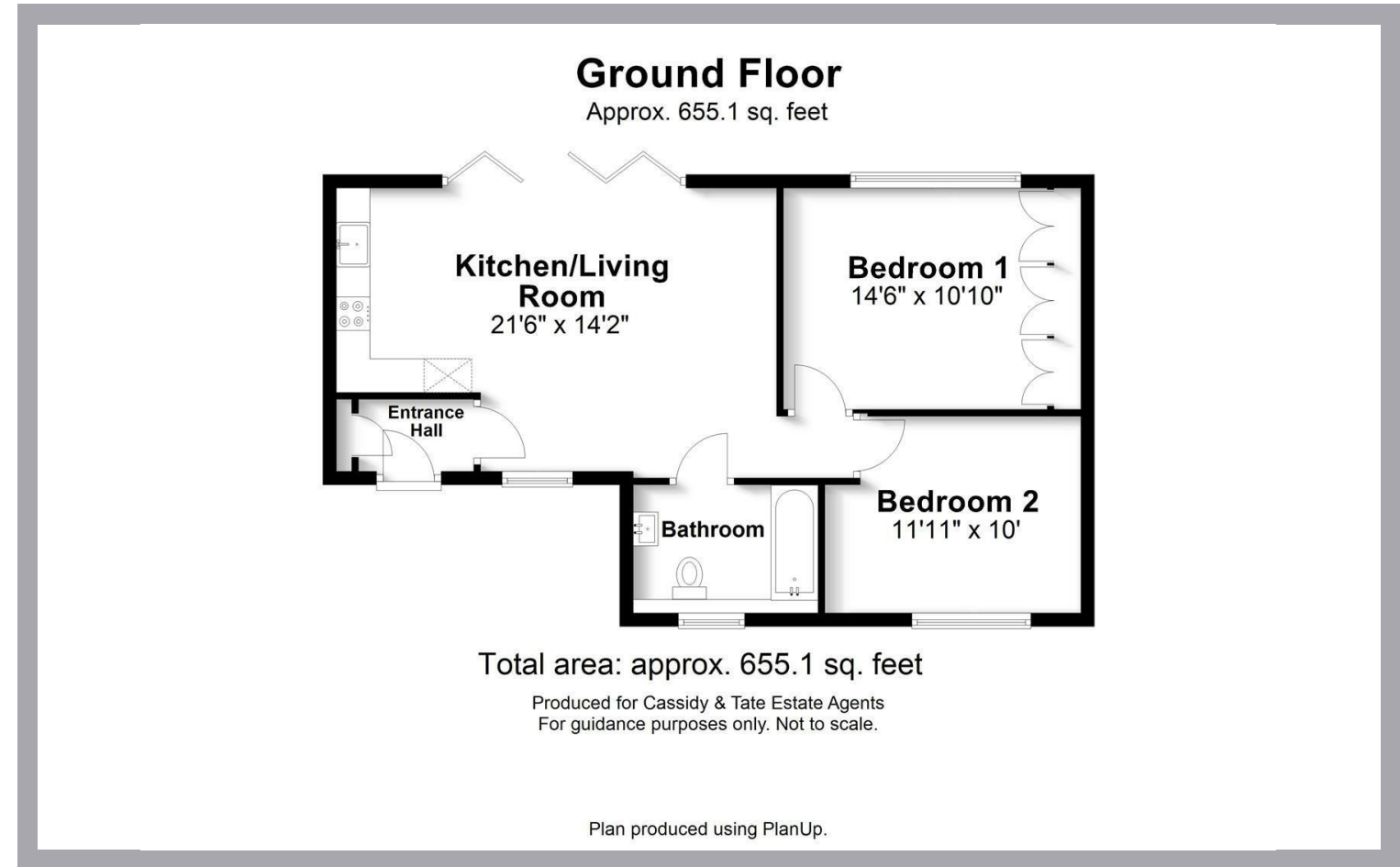
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Cassidy
& Tate
Your Local Experts



Award Winning Agency

WEST AVENUE
ST. ALBANS
AL2 3HF



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.

All The Ingredients Needed For A Fabulous Lifestyle

A brand new two bedroom detached bungalow situated in the popular Chiswell Green location to the south side of the City centre. This stunning home has been finished to a high specification and the accommodation boasts a lovely open plan kitchen/living area with bi fold doors to the rear garden, two double bedrooms with built in wardrobes and luxury bathroom. Outside, there is off road parking and a low maintenance designed rear garden. No upper chain. West Avenue is located close to local amenities to include a doctors surgery, Co-op convenience store, Greenwood Park and a parade of shops. There are also excellent schools namely Killigrew Infant & Primary and the major trunk roads of the M11 & M25 motorway networks.



Specialists in Bespoke Properties

- Brand New Build
- Detached Bungalow
- Open Plan Living
- Off Street Parking
- 10 Year Warranty
- Two Double Beds
- Luxury Fittings
- Chain Free

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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

