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**Cassidy  
& Tate**  
Your Local Experts



Award Winning Agency



[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)

ABBEY AVENUE  
ST. ALBANS  
AL3 4BH

£1,800,000

EPC Rating: C Council Tax Band: G

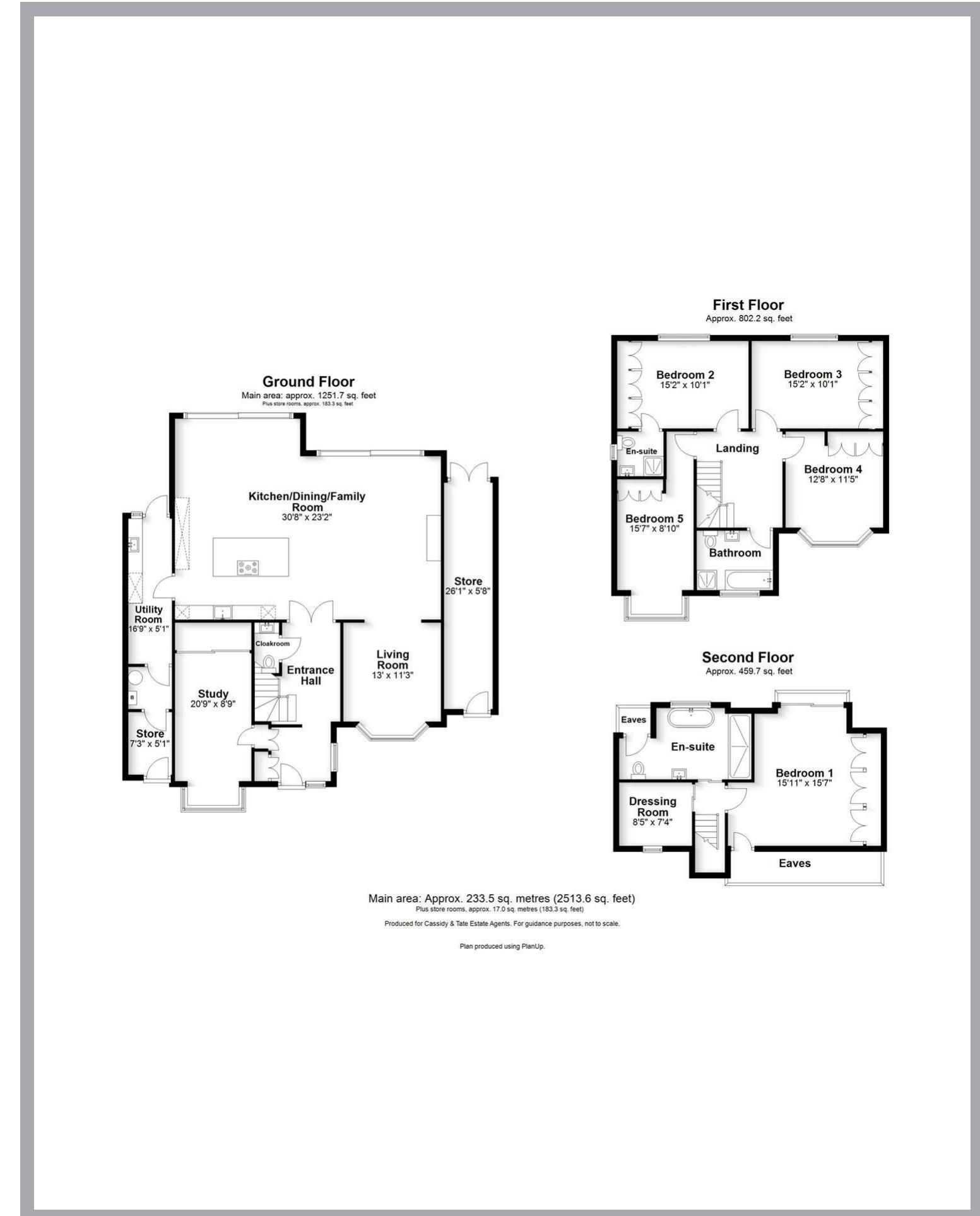


# All The Ingredients Needed For A Fabulous Lifestyle

Situated on the highly sought-after Abbey Avenue in St Albans, this exceptional detached family home offers generous living space, contemporary design, and a prime location ideal for modern family life.

The property features five well-proportioned bedrooms, providing ample accommodation for growing families or those requiring flexible working-from-home space. At the heart of the home is a stunning open-plan kitchen, dining, and family room, thoughtfully designed for both everyday living and entertaining. Finished to a high specification, the home has been tastefully renovated throughout, combining style with practicality.

A standout feature is the luxurious principal en-suite, enhanced by vaulted ceilings that create a real sense of space and elegance. Two further beautifully appointed bathrooms ensure convenience and comfort for a busy household. Perfectly positioned within close proximity to well-regarded local schools and green open spaces, this home offers an excellent lifestyle for families. The property is also offered chain-free, allowing for a smooth and efficient purchase. This impressive residence on Abbey Avenue seamlessly blends modern living with the character and appeal of St Albans, making it an outstanding opportunity for discerning buyers seeking a high-quality family 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



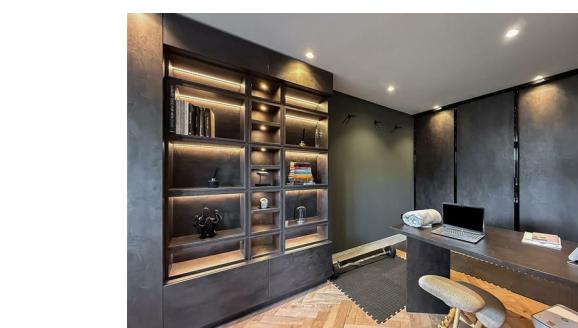
## Why Cassidy & Tate

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*

- Chain Free
- Gated Driveway Parking
- Ideal For Verulamium Park
- High-Specification
- Five Bedrooms
- Landscaped Rear Garden
- Fully Renovated
- Premier Location

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	76	81
(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	



