St Albans Office
10 High Street, St Albans
Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

Marshalswick Office
59 The Quadrant, St Albans,
Herts AL4 9RD
01727 832383
marshalswick@cassidyandtate.co.uk

Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

Cassidy & Tate
Your Local Experts

Award Winning Agency

FOLLY AVENUE

ST. ALBANS

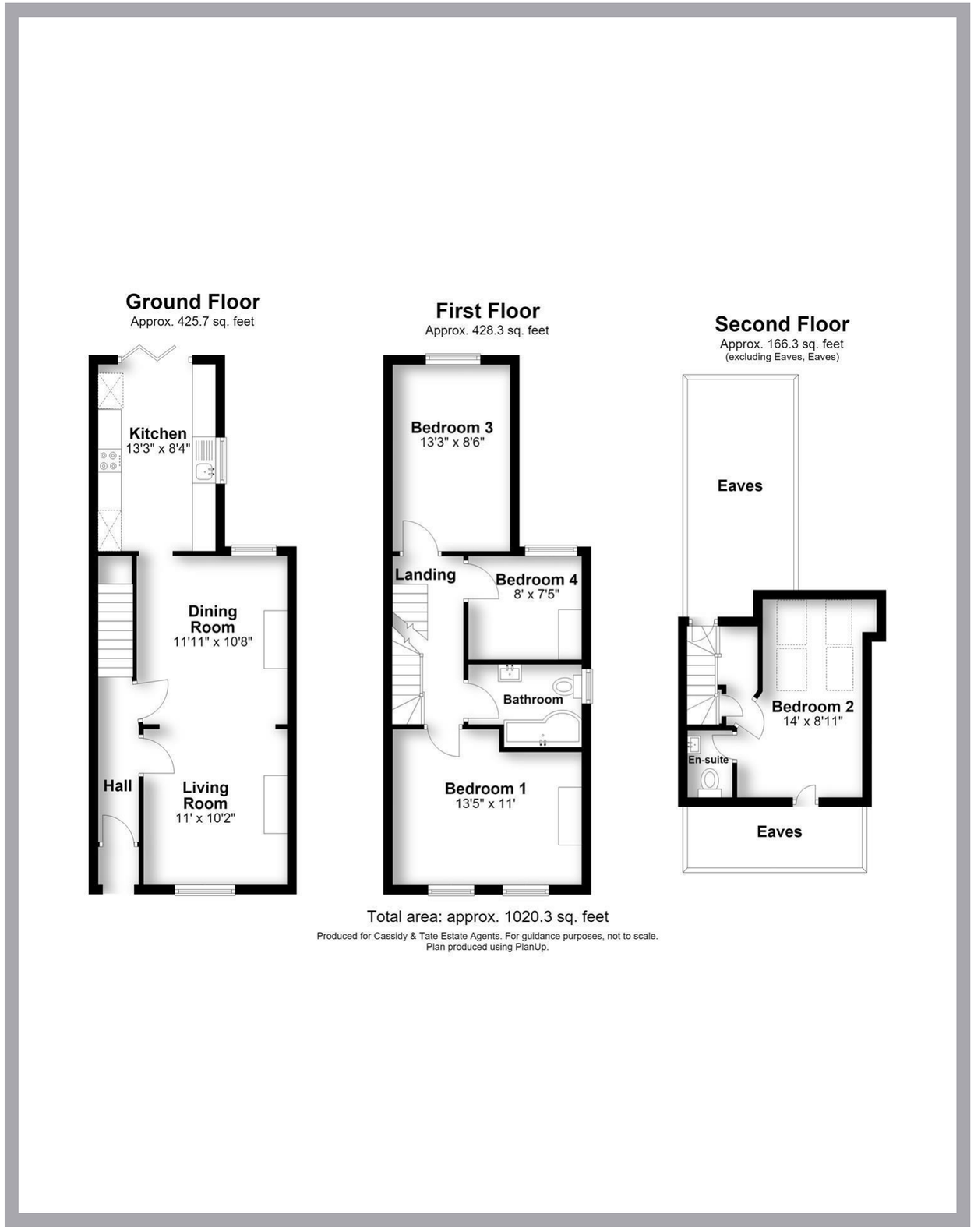
AL3 5PY

Guide Price £775,000

EPC Rating: D Council Tax Band: E

All The Ingredients Needed For A Fabulous Lifestyle

Chain Free - Nestled on the charming Folly Avenue in St. Albans, this delightful end-terrace house presents an excellent opportunity for families and individuals alike. With four bedrooms, this period property offers ample room for comfortable living. The two reception rooms provide versatile spaces that can be tailored to your needs, whether for entertaining guests or enjoying quiet family time. One of the standout features of this home is the large garden, perfect for outdoor activities, gardening, or simply relaxing in the fresh air. The property is chain-free, allowing for a smooth and efficient purchase process. Additionally, there is significant potential to extend the property further, subject to planning permission, making it an ideal choice for those looking to personalise their living space. Conveniently located within walking distance to the city centre, residents will enjoy easy access to a variety of shops, restaurants, and local amenities. This prime location, combined with the character and charm of the home, makes it a truly appealing prospect for anyone seeking a new residence in St. Albans. Don't miss the chance to make this lovely house 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.

www.cassidyandtate.co.uk

Perfect Fusion of Location And Way of Living

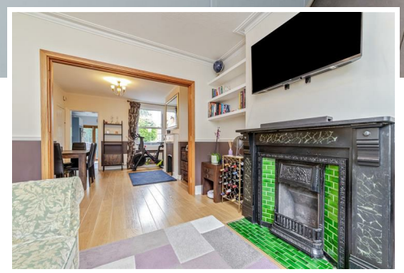
Why Cassidy & Tate

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.

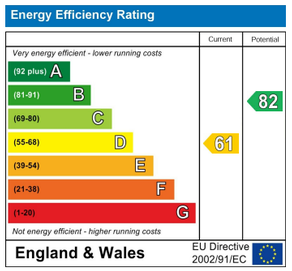
Your Local Property Experts

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

- Charming End-Terrace Period Home
- Two Reception Rooms Providing Versatile Living Space
- Chain-Free Sale Supporting A Smooth Purchase Process
- Walking Distance To The City Centre And Amenities
- Four Bedrooms Offering Flexible Family Living
- Large Private Garden Ideal For Outdoor Enjoyment
- Excellent Potential To Extend Subject To Planning Permission
- Characterful Property Combining Charm, Space, And Convenience



The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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