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Cassidy & Tate
Your Local Experts





Award Winning Agency

FIRWOOD AVENUE

ST. ALBANS

AL4 0TA

Price Guide £550,000

EPC Rating: E Council Tax Band: E



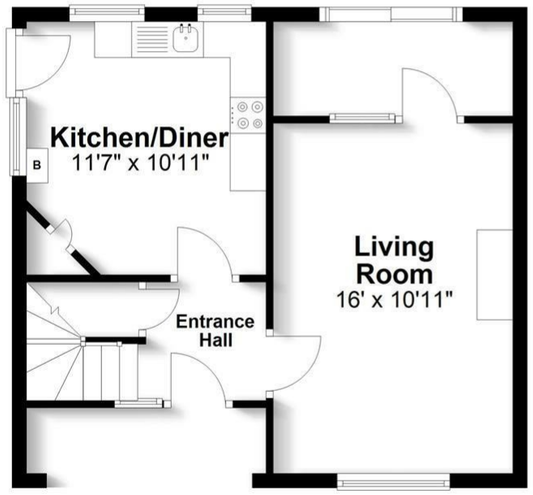
All The Ingredients Needed For A Fabulous Lifestyle

Located in one of St Albans' most popular residential areas and within walking distance of the highly regarded Beaumont School, this refurbished three-bedroom family home offers stylish, move-in-ready accommodation with the added benefit of planning permission already granted to significantly extend and enhance the property. The accommodation currently comprises a bright and spacious living room with patio doors opening onto the rear garden, together with a modern kitchen/dining room that provides an excellent space for everyday family life and entertaining. To the first floor are three well-proportioned bedrooms, complemented by a family bathroom and separate WC. A major attraction of this home is the approved planning permission for a single-storey rear extension and loft conversion, including a hip-to-gable conversion and rear dormer, creating the opportunity to transform the property into a substantial four-bedroom family residence with additional living space. Outside, the property benefits from a well-maintained rear garden and ample off-street parking to the front. Offered to the market chain free and ready for immediate occupation, this is a fantastic opportunity for buyers seeking a home they can move straight into while retaining excellent scope to add further value in the future. Firwood Avenue enjoys a superb location close to excellent local amenities, with The Alban Way just moments away, providing a popular walking and cycling route into the city centre and to St Albans City station. The vibrant city centre offers an excellent selection of shops, restaurants, cafés and leisure facilities, making this an ideal home for families and commuters alike. Please be advised the planning has now lapsed and will need resubmitting.









Total area: approx. 915.6 sq. feet

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

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Perfect Fusion of Location And Way of Living







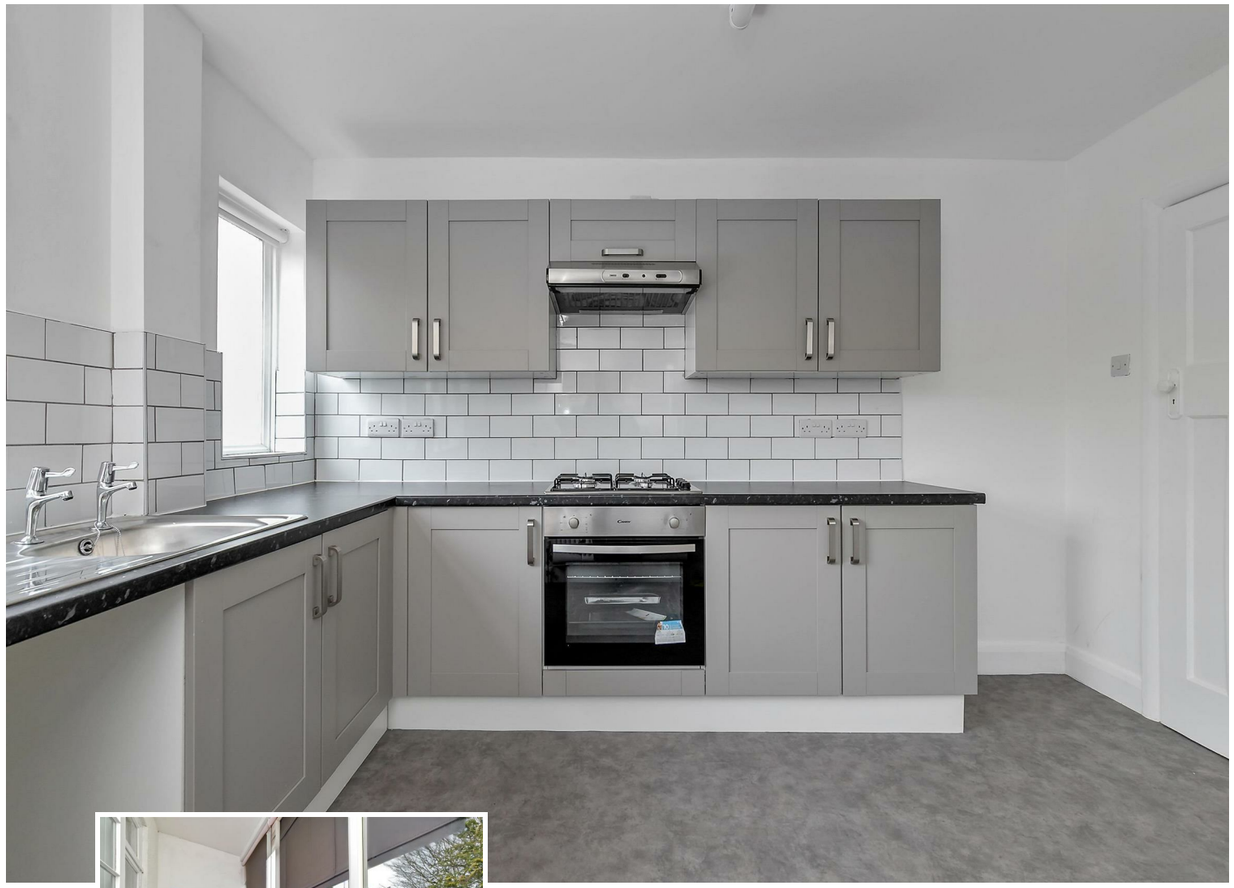
Why Cassidy & Tate

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



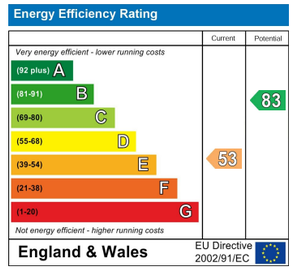






Specialists in Bespoke Properties

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- Potential For 4th Bedroom stpp
- Three Bedrooms
- Kitchen/Diner
- Enclosed Rear Garden
- Chain Free
- Walking To Beaumont & N/Breakspear



The Property Ombudsman

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