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Cassidy
& Tate
Your Local Experts



Award Winning Agency

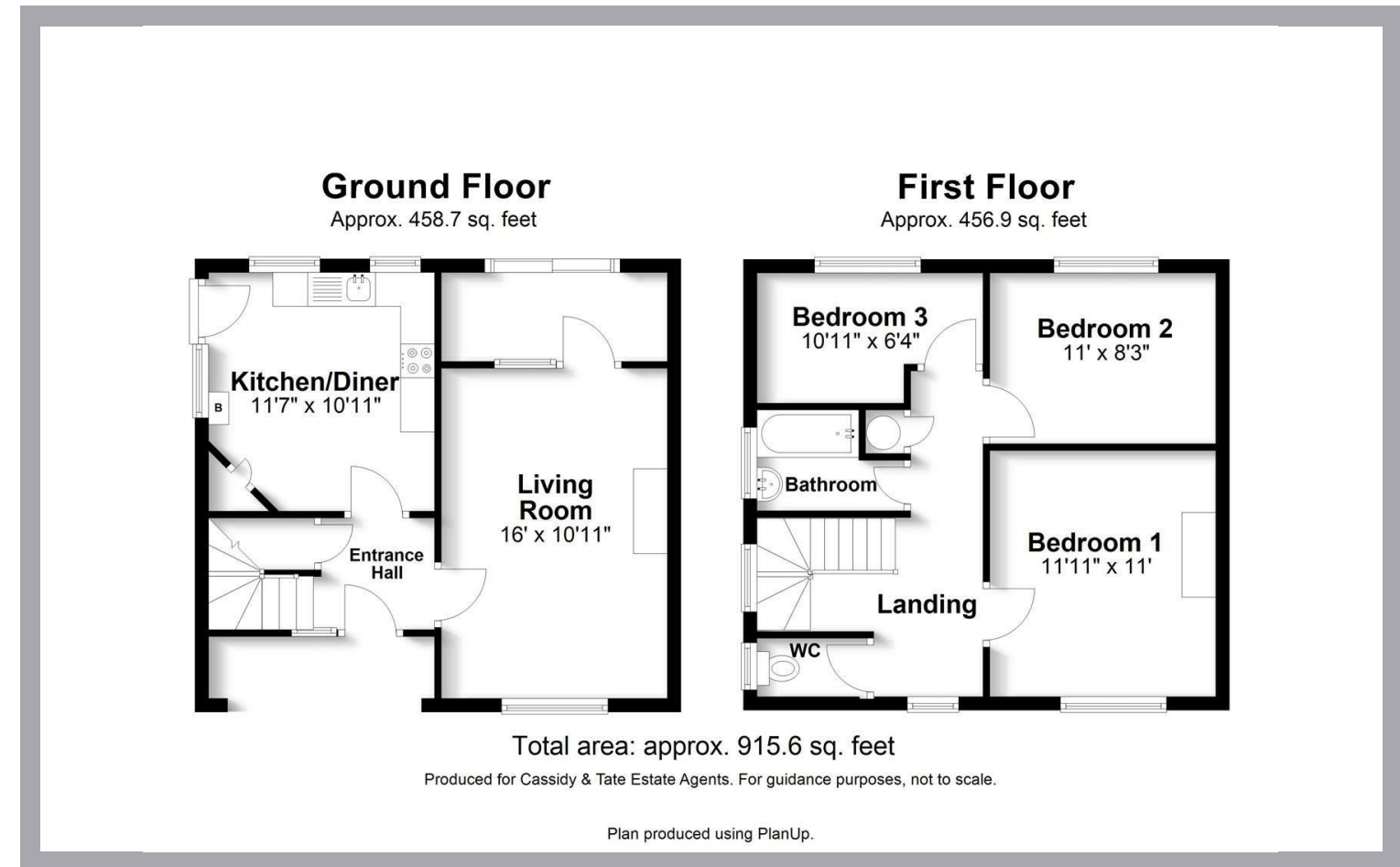


www.cassidyandtate.co.uk

FIRWOOD AVENUE
ST. ALBANS
AL4 0TA

Offers Over £575,000

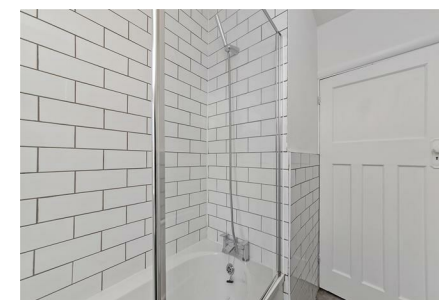
EPC Rating: E Council Tax Band: E



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

This three-bedroom recently refurbished family home is set in a popular residential area. The property layout offers functional and generous room dimensions and comprises a living/dining room with a patio door leading onto the rear garden and a fitted kitchen/breakfast room. The property has planning permission to extend to the ground floor single storey and to convert the loft into an additional bedroom. On the first floor are three bedrooms served by a family bathroom and separate w/c. Externally, the property is complemented by a well-tended rear garden and parking to the front. Firwood Avenue is conveniently situated near highly acclaimed schools and close to The Alban Way, a favoured walk/cycle path that provides easy access to St Albans mainline railway station and St Albans city centre, with its varied shopping and leisure facilities. Garage to side not included. *Certificate of Lawfulness for single storey rear extension. Loft conversion to habitable rooms including hip to gable conversion and rear dormer window. Detached outbuilding*



Specialists in Bespoke Properties

- Recently Re Furbished
- Living Room
- Driveway For Two Cars
- Council Tax Band E
- Potential To Extend STPP
- Three Bedrooms
- Kitchen/Diner
- Enclosed Rear Garden
- Chain Free
- Walking To Beaumont & N/Breakspear



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

