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

SUNDERLAND AVENUE

ST. ALBANS

AL1 4HJ

Price Guide £2,250,000

EPC Rating: C Council Tax Band: F



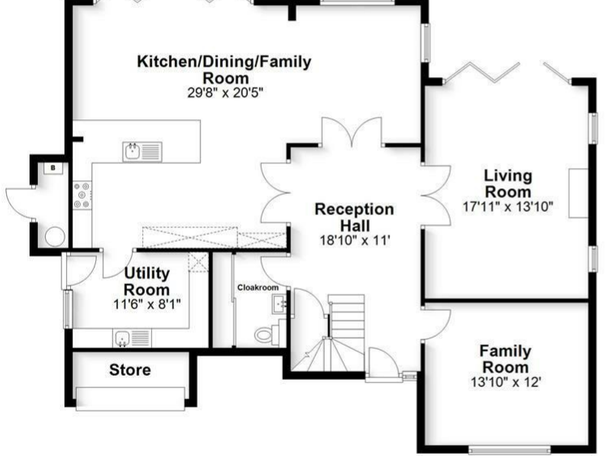
All The Ingredients Needed For A Fabulous Lifestyle

A handsome four bedroom detached property situated in this sought after road well placed for the mainline station, catchment of excellent schools and convenient for the City centre. Beautifully presented throughout this family home offers substantial and stylish living accommodation with an abundance of natural light and a welcoming generous welcoming reception area. The heart of the home is the superb open plan kitchen/dining/family whilst there is separate sitting room, family room, utility room and cloakroom. On the first floor, there are four double bedrooms with built in wardrobes, ensuite facilities to three bedrooms and a modern family bathroom. Externally, there is a stunning mature rear garden which has a feature slatted pergola ideal for entertaining and a serene Summerhouse home whilst to the front is a block paved carriage driveway providing ample off road parking. Sunderland Avenue is within very easy reach of the mainline station with its fast through services via St. Pancras International to the London, Gatwick and beyond. Road users enjoy easy access to the M1, M25 and the A1(M). The city centre with its wealth of amenities including shopping, leisure activities and excellent state and public schools is close at hand, as are the green spaces at Clarence Park, The Wick, Bernards Heath and Verulamium Park.









Total area: approx. 2515.6 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.

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.

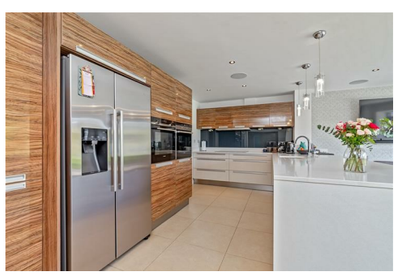
Your Local Property Experts

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



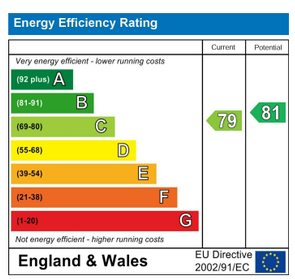






Specialists in Bespoke Properties

- Stunning Family Home
- Carriage Driveway
- Covenient Location
- Three Reception Rooms
- Four Double Bedrooms
- Three En Suites
- Generous Plot
- Attractive Rear Garden



The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

www.cassidyandtate.co.uk







