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Cassidy  
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Your Local Experts



Award Winning Agency



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SHERWOOD AVENUE

ST ALBANS

AL4 9QJ

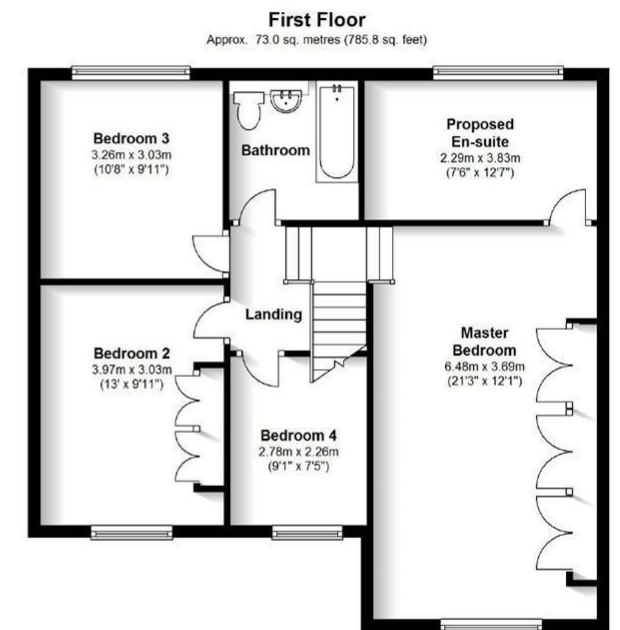
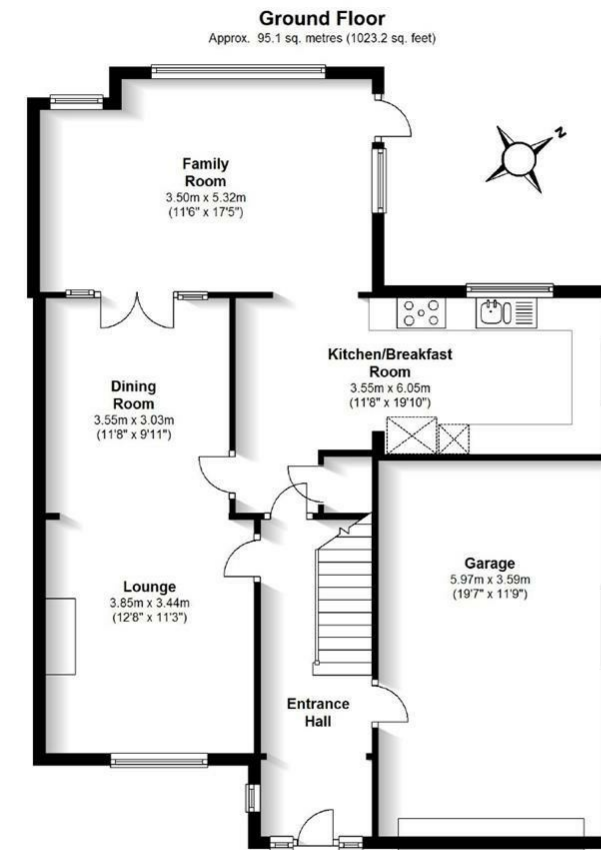
Guide Price £850,000

EPC Rating: G Council Tax Band: F



## All The Ingredients Needed For A Fabulous Lifestyle

A wonderful extension to the rear and side has transformed this family home providing a sophisticated environment for everyday living and offers the potential to extend further if desired (stpp). The thoughtfully planned design provides a versatile floor plan and very spacious living accommodation that connect and flow beautifully. Boasting a wonderful open plan kitchen/ breakfast room that spills into the family room to the rear of the property. A superb lounge/dining room that interconnects with the family room via double doors completes the ground floor accommodation.

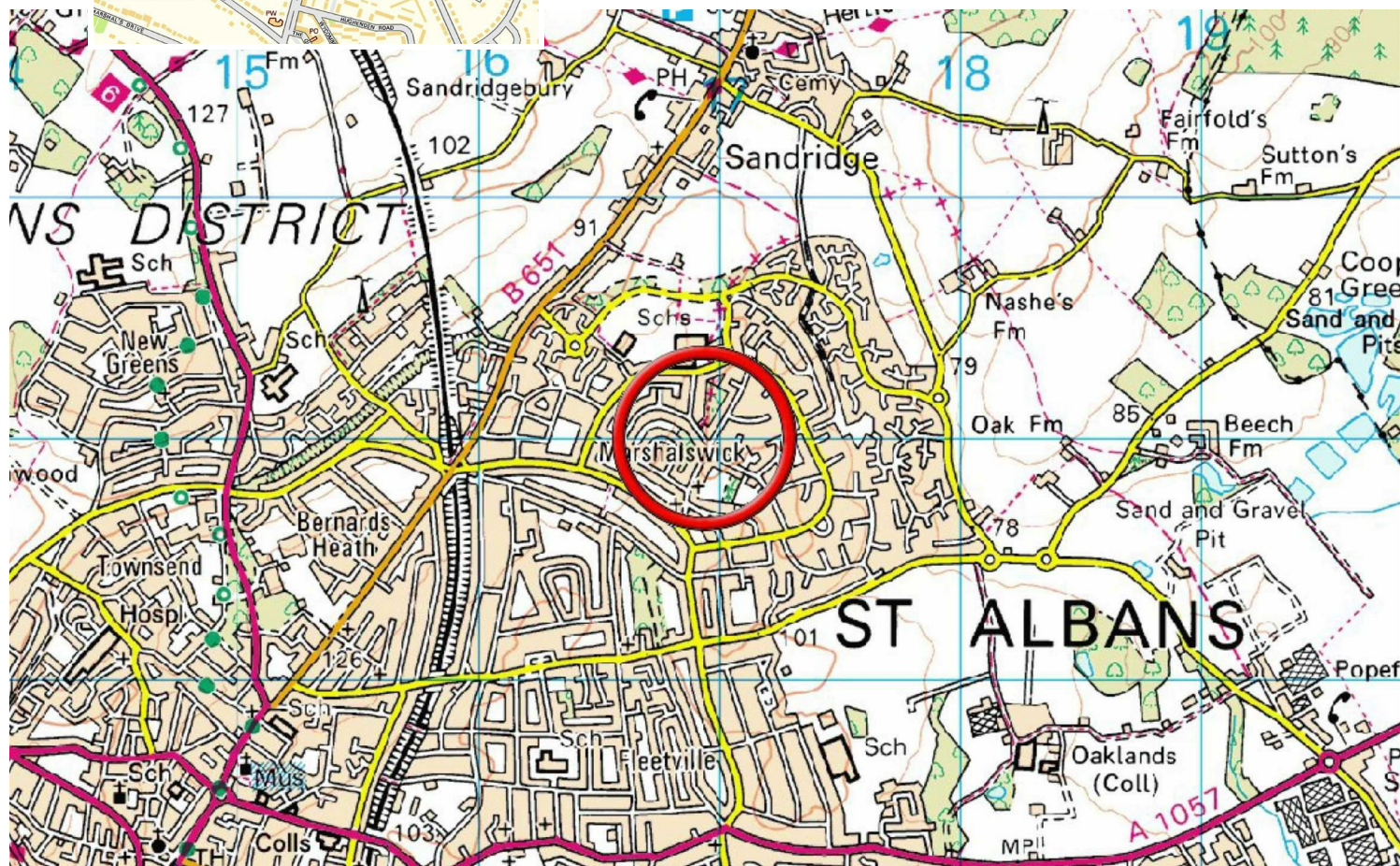
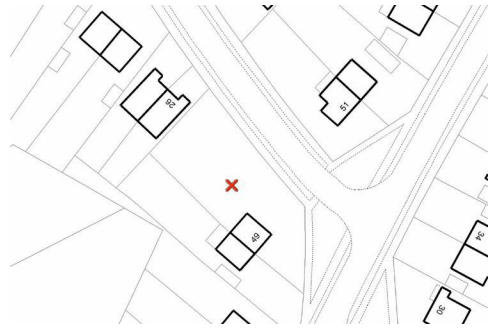


Total area: approx. 168.1 sq. metres (1809.0 sq. feet)  
Sketch layout only. This plan is not drawn to scale and is for identification purposes only.  
Plan produced using The Mobile Agent.



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

- Nash 4/5 Bedroom Semi
- Three Reception Rooms
- Large Corner Plot
- Family Size Garden
- Extended To Rear & Side
- Kitchen/Breakfast Room
- Potential To Extend Further
- Catchment For Local Schools

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



