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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

OXFORD AVENUE  
ST ALBANS  
AL1 5NS

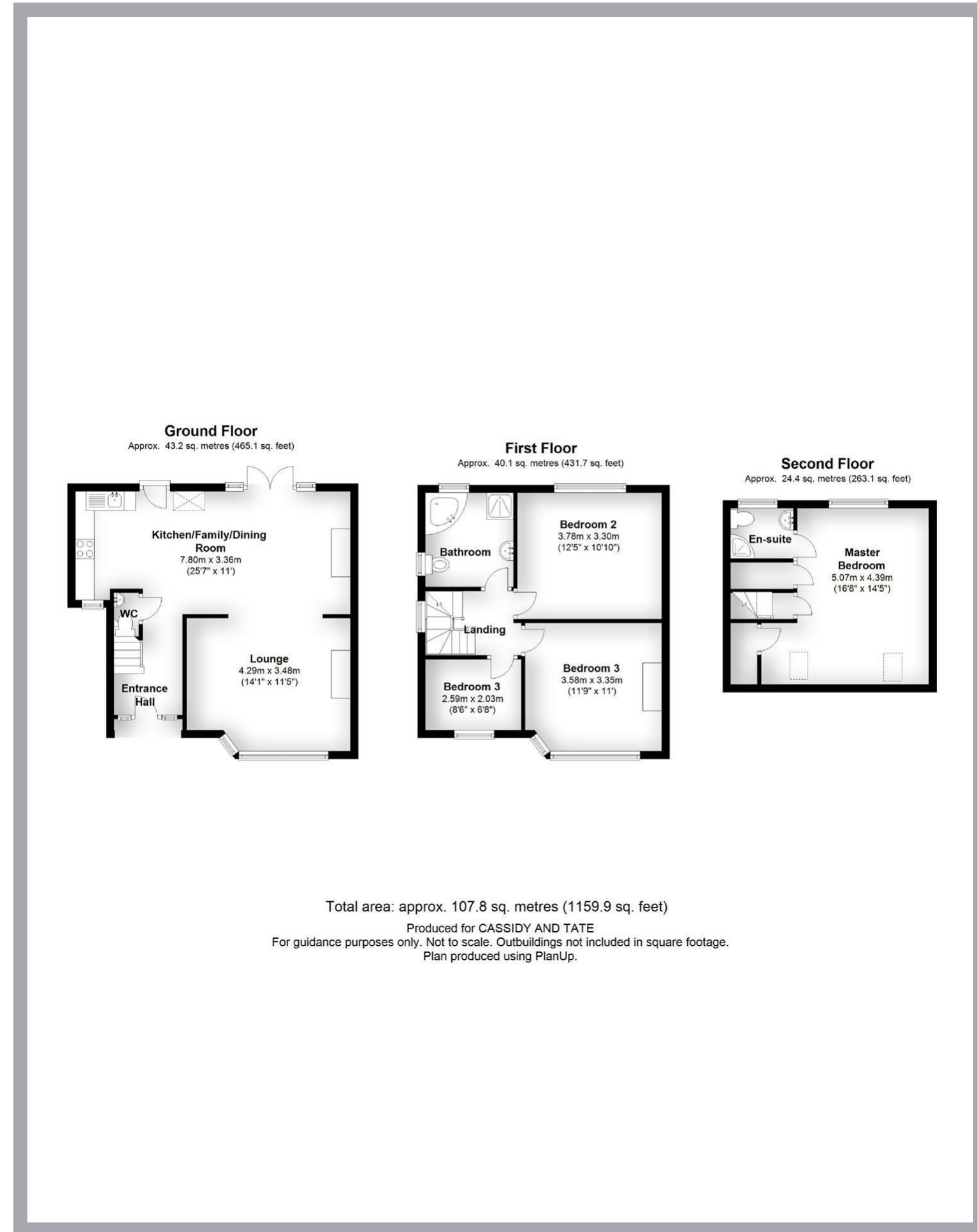
Guide Price £600,000

EPC Rating: G Council Tax Band: D



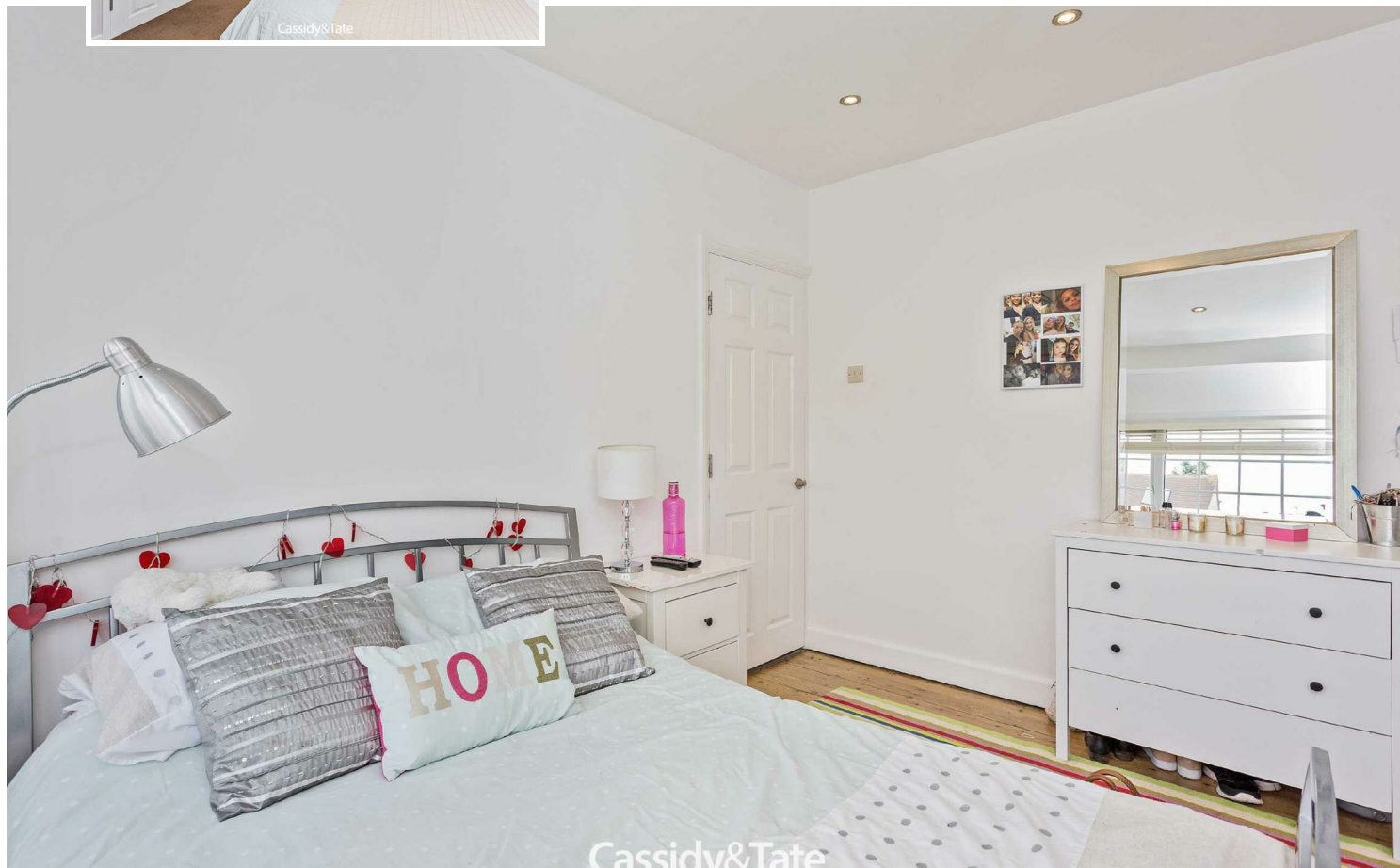
# All The Ingredients Needed For A Fabulous Lifestyle

Placed in a cul de sac location is this extended four bedroom semi detached property which is conveniently located for good local amenities and within walking distance of the mainline railway station. The current owners have thoughtfully created a home arranged over three levels that offers the best of well presented, versatile and contemporary living spaces to suit any prospective family. Taking precedence on the ground floor is the newly fitted open plan/family/dining room, perfect for the family to come together within a casual atmosphere. A lounge and cloakroom completes the downstairs accommodation. On the first floor are two double bedrooms, a third bedroom and a stylish family bathroom. The master bedroom with en-suite can be found on the second floor. A low maintenance rear garden complements the property further whilst a block paved driveway provides off road parking to the front. Oxford Avenue is conveniently located for good local schools and remains only a short distance away from St. Albans city centre.



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



Cassidy&Tate

## Specialists in Bespoke Properties

- Four Bedroom Semi
- Extended Ground Floor & Loft
- separate Lounge
- Downstairs Cloakroom
- Fully Refurbished
- Open Plan Accommodation
- Kitchen/Living/Family Room
- Master Bedroom En-Suite

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





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