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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



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MAPLE AVENUE  
ST. ALBANS  
AL3 6EQ

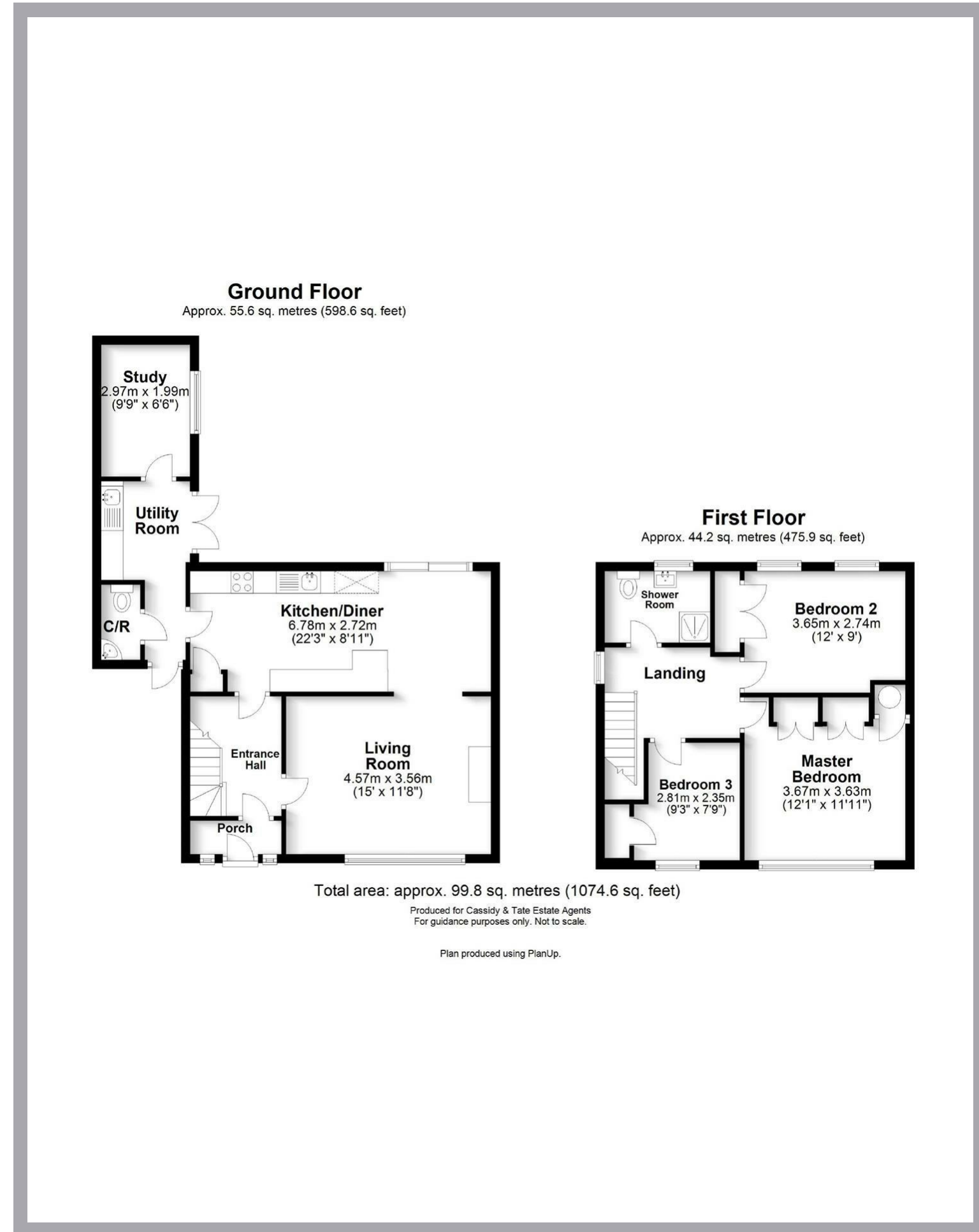
Guide Price £525,000

EPC Rating: G Council Tax Band: D



## All The Ingredients Needed For A Fabulous Lifestyle

A deceptively spacious three bedroom semi detached property situated close to highly acclaimed schools including St. Albans Girls School, Garden Fields JMI and Townsend, plus good local amenities. At the heart and hub of the home is the superb kitchen/diner which is the perfect setting for relaxing or entertaining and the base from which to flow from inside to outside via sliding doors. Further features include a spacious living room, utility room and office. Upstairs you will find three double bedrooms and a shower room. A well maintained rear garden with good sized patio area further complements the property whilst a brick paved driveway provides off road parking. Maple Avenue is quite road situated to the north of St. Albans and approximately one and a half miles from the extensive shopping and leisure facilities of the city centre. The mainline railway station, linking St. Albans to St. Pancras is also nearby.



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

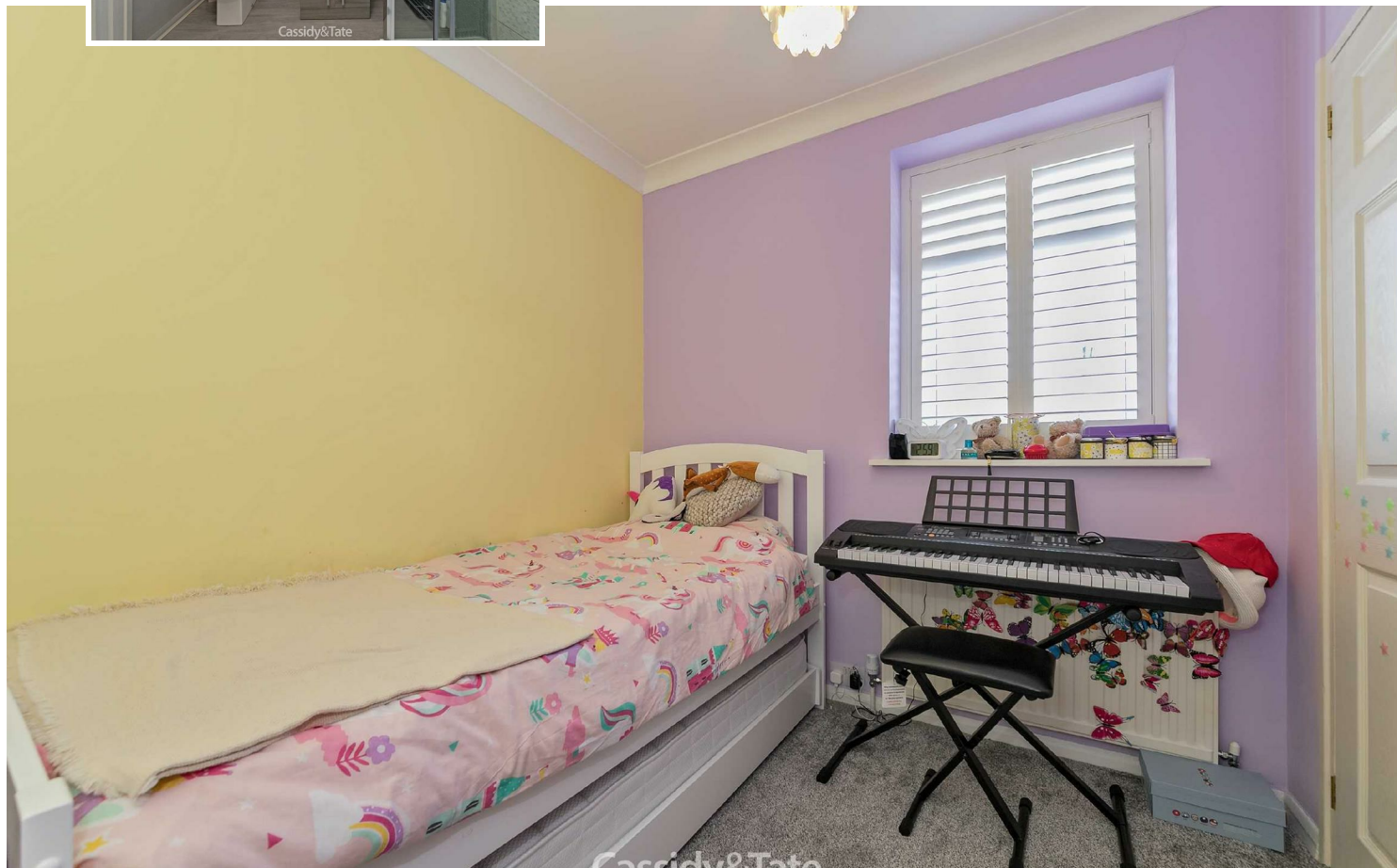
## Why Cassidy & Tate

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

- Located In New Greens
- Three Bedroom Semi Detached
- Utility & Cloakroom
- Large Family Garden
- Catchment To Local Schools
- Three Reception Rooms
- Fully Refurbished Throughout
- Off Street Parking

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



