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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

SHERWOOD AVENUE

ST ALBANS

AL4 9QL

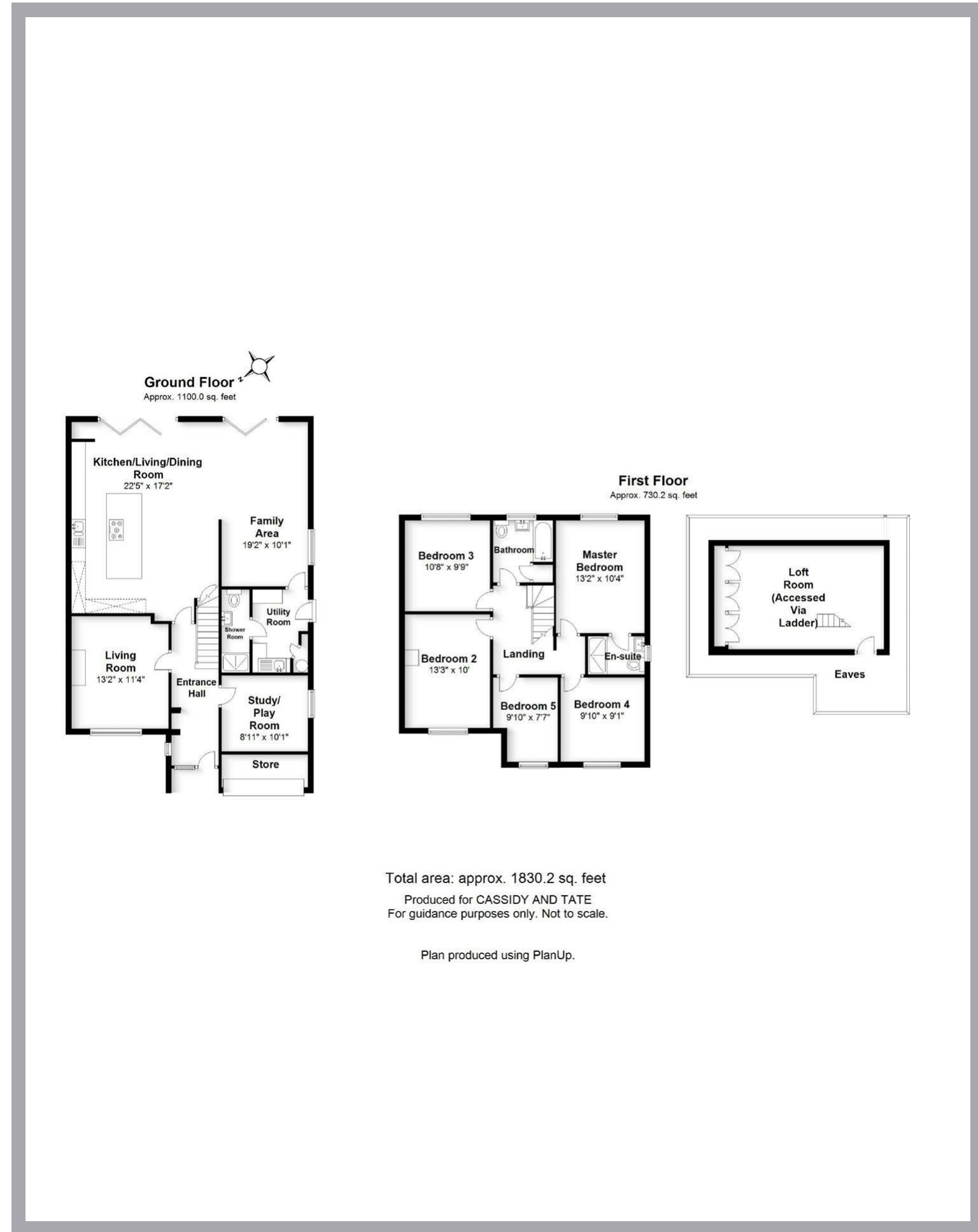
Guide Price £950,000

EPC Rating: G Council Tax Band: E



All The Ingredients Needed For A Fabulous Lifestyle

A superb example of a spacious family home is this five bedroom, extended semi-detached Nash' home which has had a double storey extension creating a comfortable haven designed for every day living whilst also providing a refined environment perfect for entertaining. Beautifully presented living spaces are complemented by luxury fixtures and fittings throughout. The ground floor is intended for flexible family living with large inviting areas including a front sitting room with feature log burning stove that lends a cosy feel, a separate family room and an additional family area to the rear of the property. Serving as the 'heart and hub' of the home is a lovely open plan kitchen/dining/family room. A large and bright room where high ceiling velux windows, bi-folding doors and patio doors allow for year round natural daylight to pour through and underfloor heating creates the perfect comfortable space for family gatherings. Upstairs the master bedroom is complete with en-suite whilst the remaining four bedrooms are served by the stylish family bathroom. An attractive and generous sized rear garden complements the property further and to the front of the property is a paved driveway providing off road parking for two cars. Sherwood Avenue is a highly sought after road situated in the popular area of Marshalswick, in St. Albans. The property is perfectly positioned for the catchment of excellent schools, good local amenities at the Quadrant parade and is only a short distance away from the varied shopping and leisure facilities of the city centre, and the mainline railway station.



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 Semi Detached
- Five Bedrooms
- Master Bedrooms En-Suite
- Utility Room & Cloakroom
- Three Reception Rooms
- Extended To Side & Rear
- Fully Refurbished Throughout
- Loft Room

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	





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