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Cassidy
& Tate
Your Local Experts



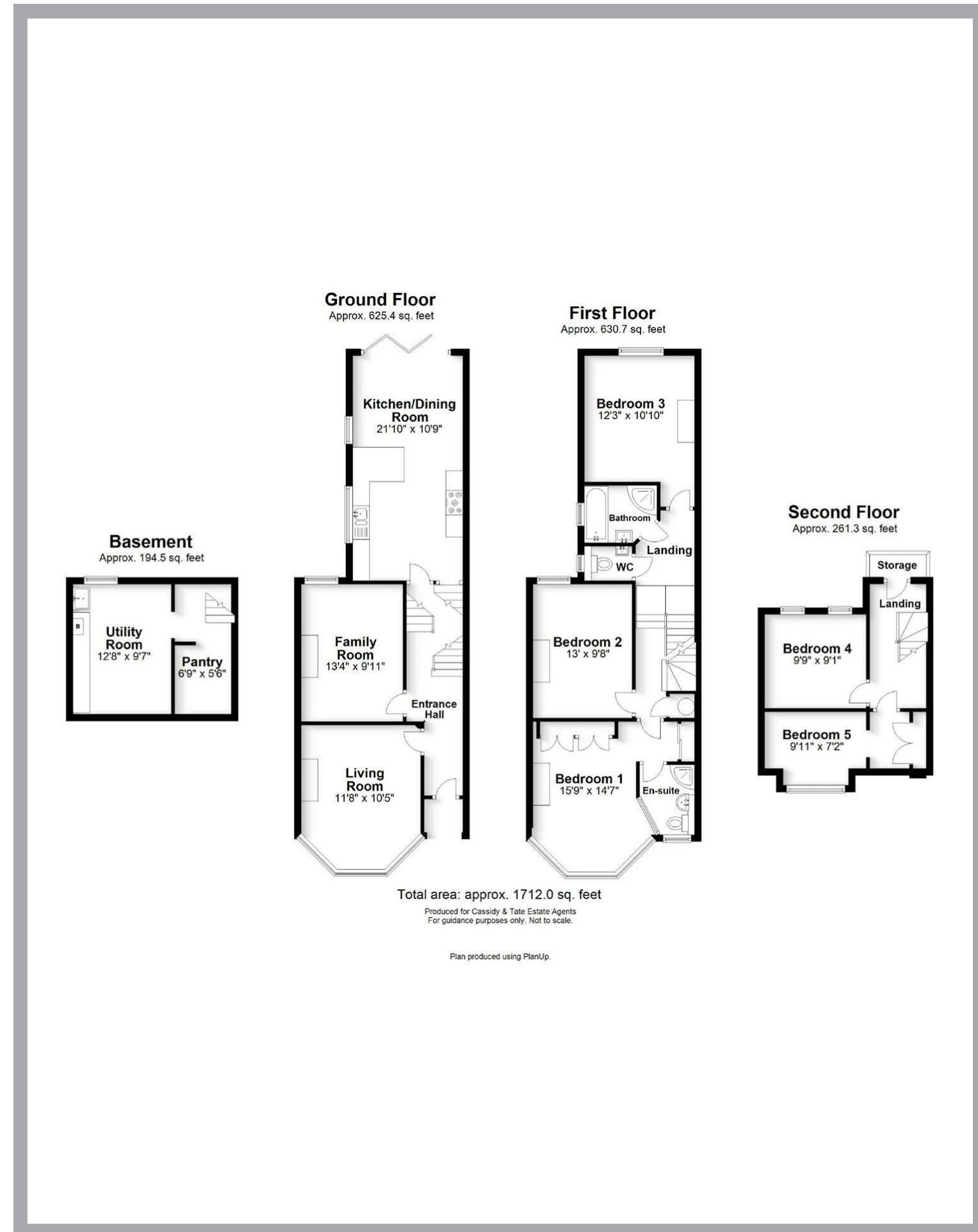
Award Winning Agency

SELBY AVENUE
ST. ALBANS
AL3 5EN



All The Ingredients Needed For A Fabulous Lifestyle

A character five bedroom, three reception room, semi-detached family home situated in the heart of the City Centre and only a short walk to the City Station. The property is presented in good decorative order throughout and showcases some character features such as sash style windows, solid wood flooring, picture rails and cast iron fireplaces. This lovely property flows easily over four levels to include a basement with utility room and pantry. On the first floor is an entrance hall, living room with high ceiling and bay window with feature fireplace, separate family room, generous sized kitchen/dining room with a well appointed kitchen and complimentary granite work top surfaces, and bi-folding doors in the dining area open to bring the outside in. The first floor accommodates the master bedroom with en-suite, two further bedrooms, a family bathroom and a separate wc. Two additional bedrooms can be found on the second floor. Outside is a low maintenance rear garden with decked patio area and the added benefit of side access to the front of the property.



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

- City Centre Location
- Semi Detached Property
- Three Reception Rooms
- Basement/Utility/Pantry
- Period Style Features
- Five Bedrooms
- Bathroom & En-Suite
- Arranged Over Four Floors

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	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

