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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

NEW GREENS AVENUE

ST. ALBANS

AL3 6HJ

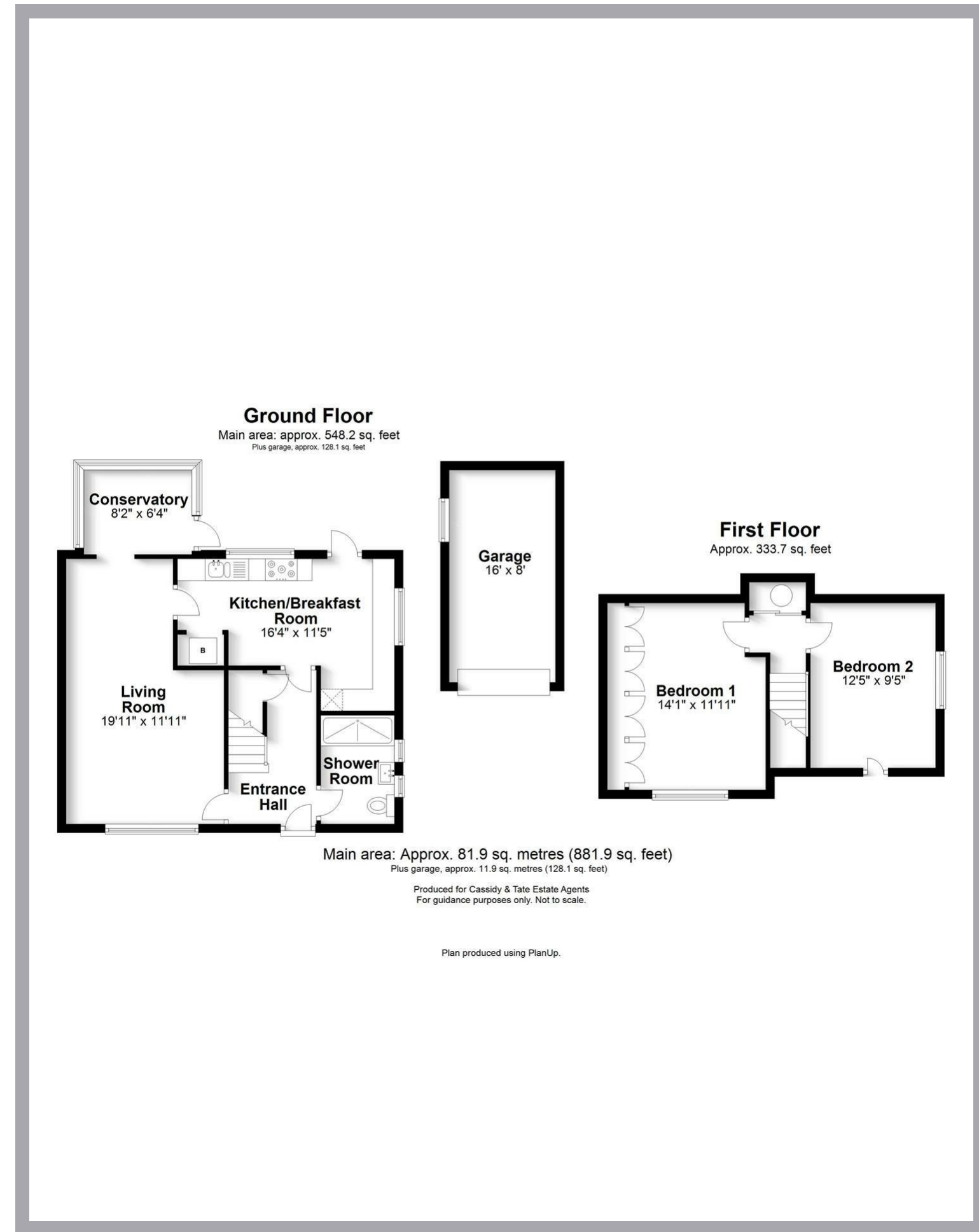
Price Guide £550,000

EPC Rating: E Council Tax Band:



## All The Ingredients Needed For A Fabulous Lifestyle

A well presented two double bedroom semi detached home with ample scope to extend subject to planning permission. The accommodation currently comprises of an entrance hallway which leads through to the lounge/dining room. From here there are doors to both the conservatory and kitchen. There is a refitted wet room downstairs with two double bedrooms on the first floor. Outside there are front and rear gardens with a driveway leading to a detached single garage. The property is pleasantly situated in a popular and convenient location, close to St. Albans Girls School and with a lovely front aspect overlooking a large established green. New Greens Avenue is a short drive to both Harpenden and St. Albans centres, which offer a wide range of boutique shops, supermarkets, public houses and restaurants. The property is being sold with no upward chain. EPC E rating, Council Tax Band; D.



# Perfect Fusion of Location And Way of Living



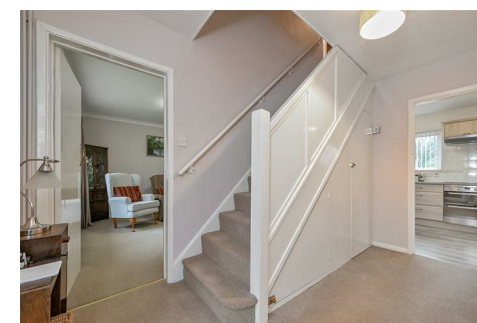
## Why Cassidy & Tate

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

- Semi Detached House
- Kitchen
- Two Double Bedrooms
- Fronting A Green
- Lounge/Dining Room
- Conservatory
- Front & Rear Gardens
- Potential Subject To Planning



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         | 77        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   | 45                      |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



