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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

TAVISTOCK AVENUE
ST ALBANS
AL1 2NL

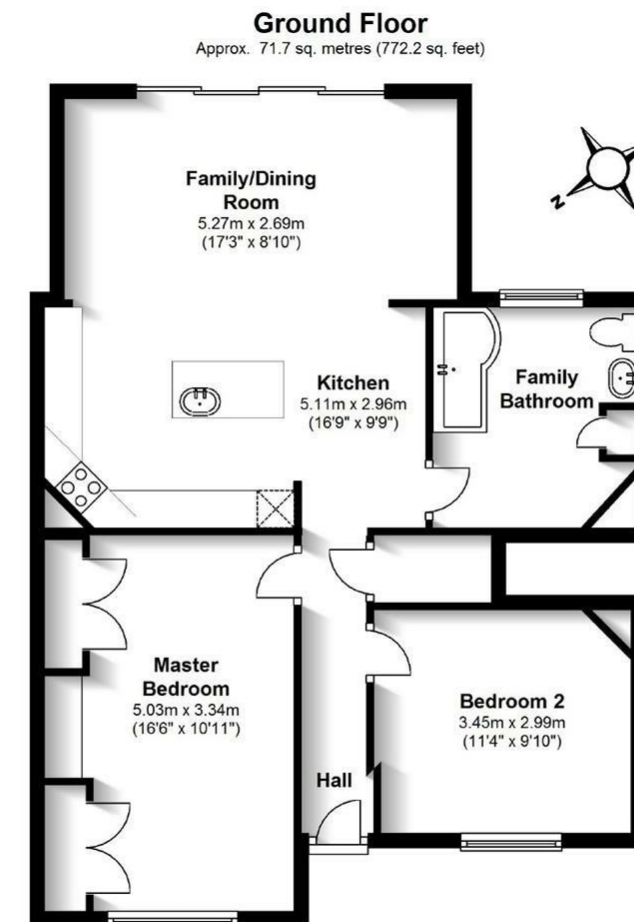
Guide Price £325,000

EPC Rating: G Council Tax Band: C



All The Ingredients Needed For A Fabulous Lifestyle

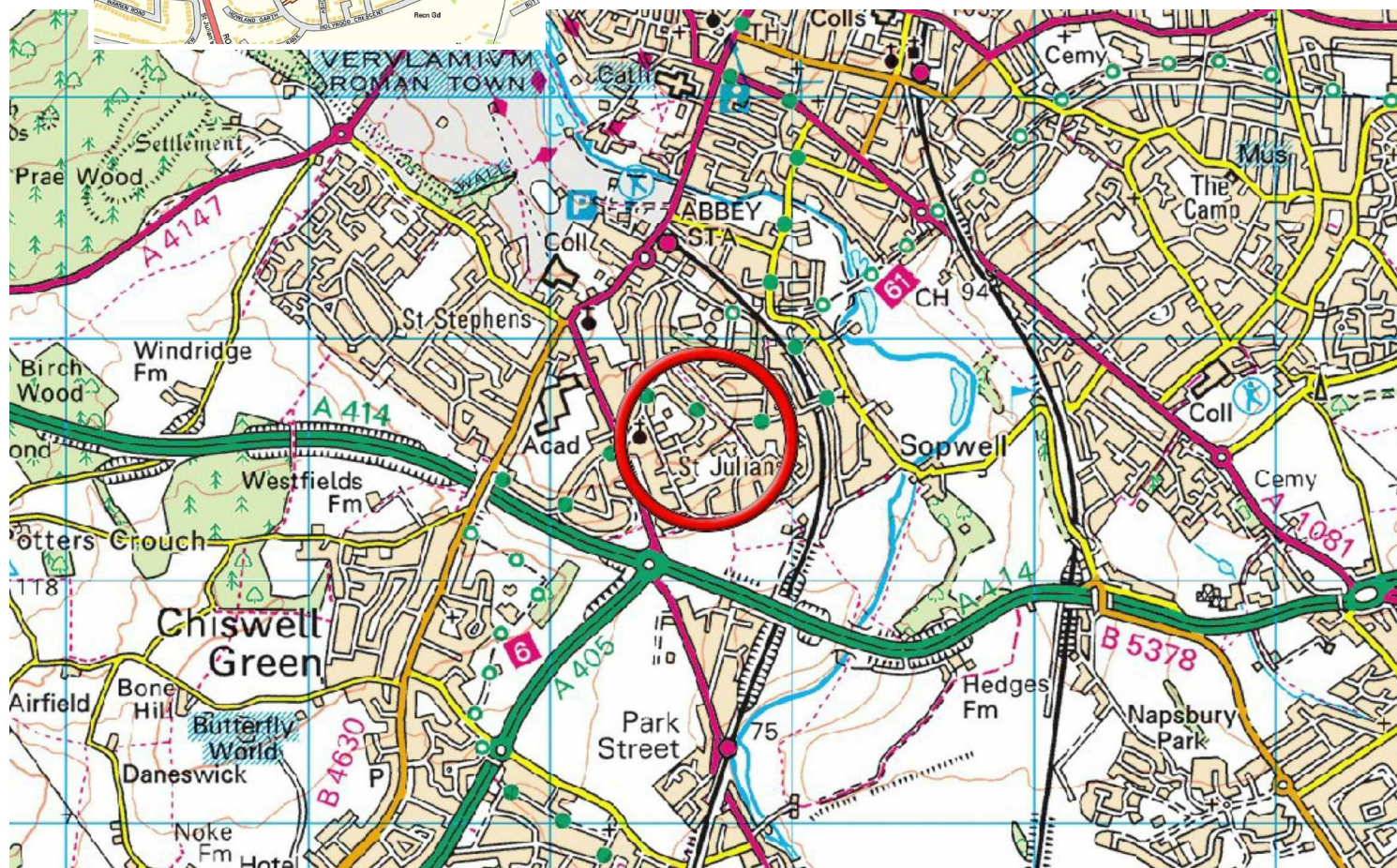
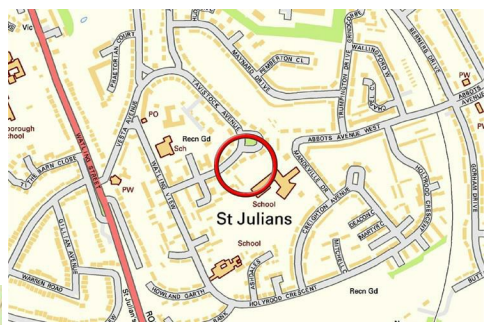
Light, bright and airy best describes this ground floor, two double bedroom maisonette, with the added benefit of a private garden and off road parking. Beautifully presented with spacious and versatile living accommodation to include a fabulous open plan family/dining/kitchen room with bi-folding doors that spills out to the rear garden, two double bedrooms, and a stylish family sized bathroom. To the outside is a low maintenance and private rear garden with large patio area, whilst a shingle driveway provides off street parking. Situated to the South side of St. Albans, Tavistock Avenue is conveniently placed for the Abbey Flyer station, ease of access to the surrounding motorways, and a Sainsbury's supermarket. St. Albans city centre with its extensive shopping, leisure facilities and numerous eateries, plus the Verulamium park remains only a short distance away.



Total area: approx. 71.7 sq. metres (772.2 sq. feet)
For guidance purposes only. Not to scale.
Plan produced using PlanUp.

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

- Fully Refurbished Property
- Ground Floor Maisonette
- Open Plan Accommodation
- Off Street Parking To Front
- Two Double Bedrooms
- Extended To Rear Aspect
- Large Garden With Patio Area
- Bi-Folding Doors To Garden

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	



