

St Albans Office
10 High Street, St Albans
Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

Marshalswick Office
59 The Quadrant, St Albans,
Herts AL4 9RD
01727 832383
marshalswick@cassidyandtate.co.uk

Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

FURSE AVENUE
ST. ALBANS
AL4 9NF

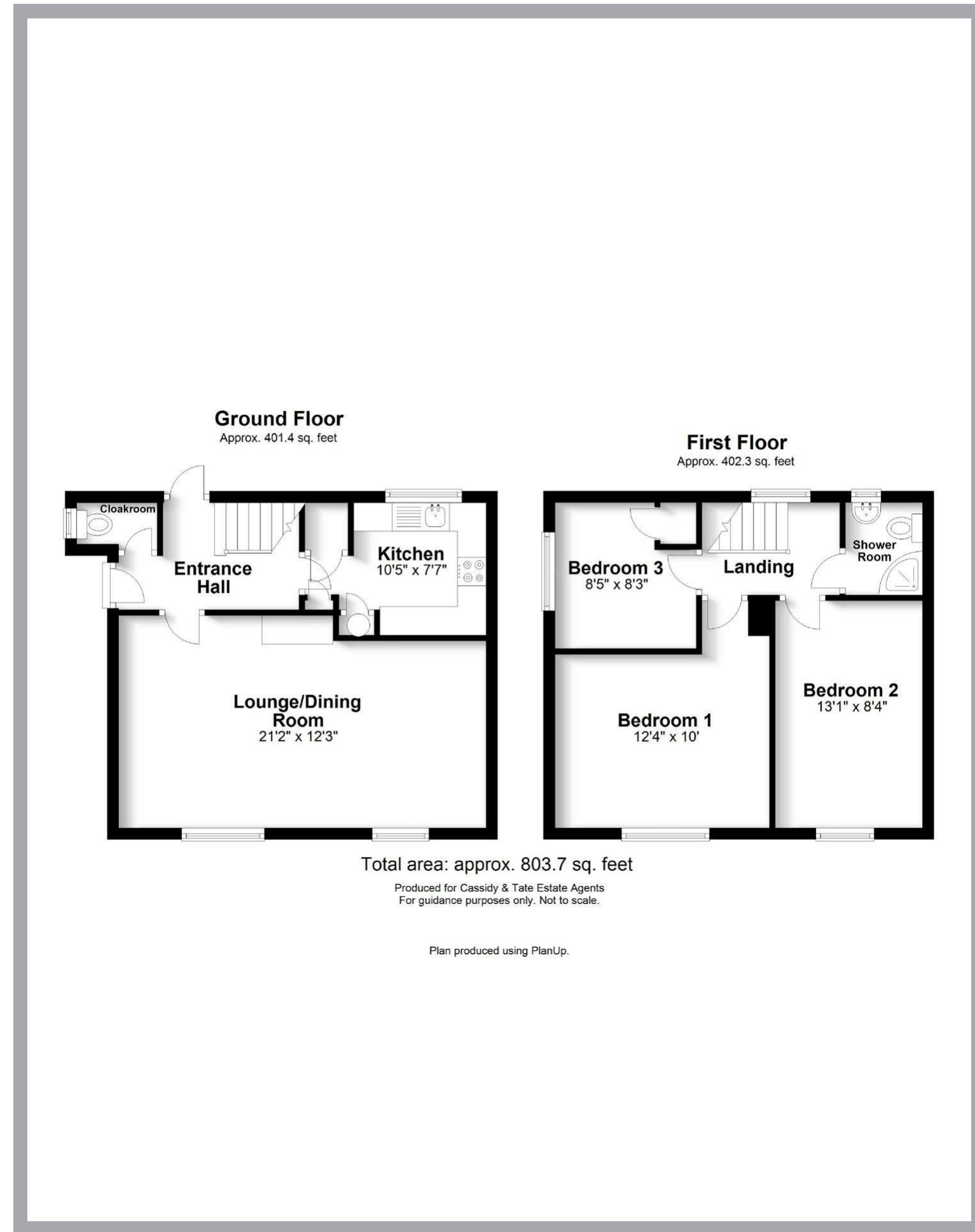
Offers In Excess Of £500,000

EPC Rating: G Council Tax Band: D



All The Ingredients Needed For A Fabulous Lifestyle

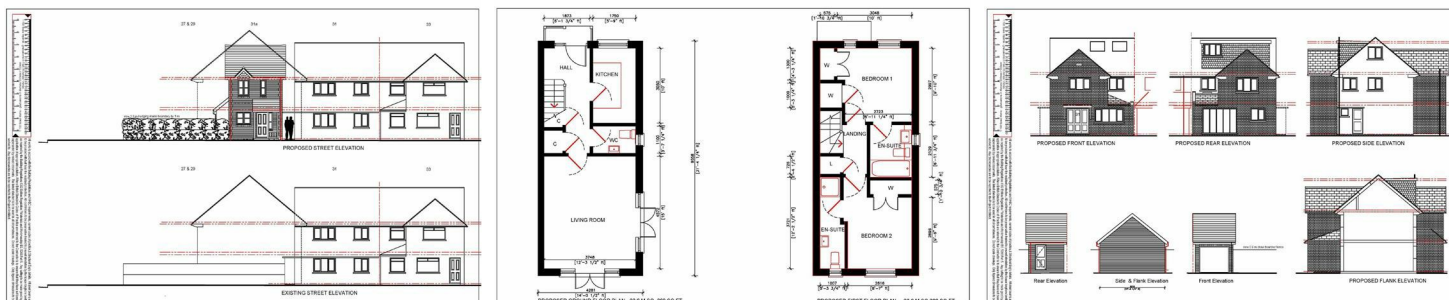
An exciting opportunity has arisen to acquire a three bedroom semi-detached family home with planning permission granted to extend into a approx 1,587 square feet four double bedroom, three reception room and four bathroom family home arranged over three levels and will have its own driveway and garage. This rare find will appeal to a developer, investor or someone looking to get stuck into there own self build project. The house as it stands is in need of modernisation and will allow the astute buyer to create a lovely family home of sizeable living accommodation. Accommodation comprises of an entrance hall, downstairs cloakroom, lounge, kitchen, three bedrooms and a family bathroom. Furse Avenue proves to be a popular address at it is not only close to local amenities and good schools but also a short distance away from St. Albans city centre plus the mainline railway station, linking St. Albans to London, St Pancras.



Total area: approx. 803.7 sq. feet

Produced for Cassidy & Tate Estate Agents
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

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BINS

PROPOSED ROOF PLAN

PROPOSED SECOND FLOOR PLAN

FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

1:200 1:500 1:1250

All works to comply with the Building Regulations and HMO requirements, current codes of practice & Structural Engineering. All plans are to be approved with the relevant authorities. All work shall be carried out in accordance with the Building Regulations 1997 (England) and Approved Documents. All work shall be carried out in accordance with the Building Regulations 2010 (Wales) and Approved Documents. To be made good by application of appropriate solution. Where British Standards Codes of Practice are

Specialists in Bespoke Properties



- House & Plot For Sale
- Two Double Bedroom Granted
- Purchase Both Sites Together
- Close To Sandringham School
- Semi Detached House
- Four Bathrooms
- Over Three Levels
- Planning Permission Granted
- Original Three Bedroom House
- Granted to Extend House
- Chain Free
- Four Double Bedrooms
- Driveway & Garage

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	



