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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

KINGSHILL AVENUE

ST ALBANS

AL4 9QD

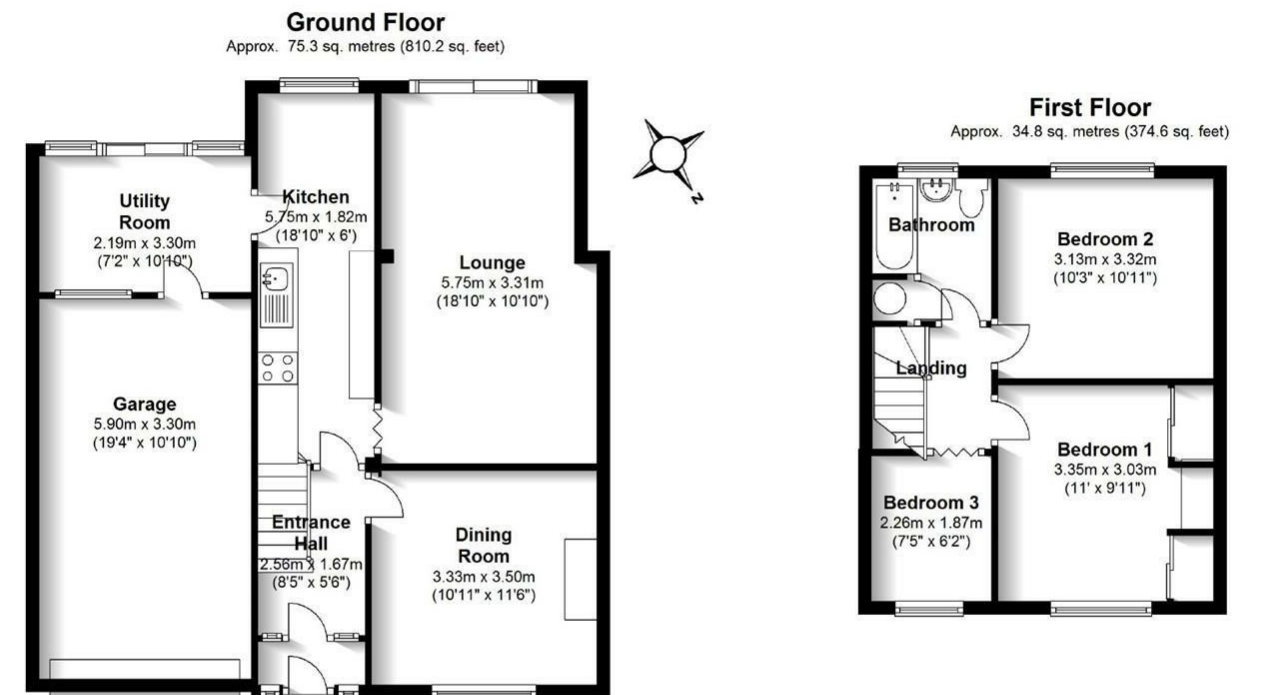
Price £550,000

EPC Rating: G Council Tax Band: E



All The Ingredients Needed For A Fabulous Lifestyle

Positioned in one of Marshalswick's most popular roads is this rarely available three bedroom 'Nash' semi detached home. Although the house has been extended slightly to the rear, there is potential to extend the property further to make the ideal home for the ever growing family lifestyles (stpp). Benefiting from double glazing and gas central heating, the property enjoys an 18ft lounge with patio doors leading to the rear garden, a separate dining room, kitchen/breakfast room and utility room, which is currently being used as a sun room. On the first floor are three bedrooms and a family bathroom. To the front is a driveway providing off road parking and a superb south facing rear garden, perfect for outdoor entertaining. Kingshill Avenue is conveniently located for highly regarded local schooling and local shopping amenities at the Quadrant parade.



Total area: approx. 110.1 sq. metres (1184.8 sq. feet)
Sketch layout only. This plan is not drawn to scale and is for identification purposes only.
Plan produced using The Mobile Agent.

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

- Three Bed Nash Semi
- Kitchen/Breakfast Room
- South Facing Rear Garden
- Garage & Parking
- Two Reception Rooms
- Extended To Rear Aspect
- Potential To Extend (s.t.p.p.)
- Walking To The Quardant

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	



