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Cassidy
& Tate
Your Local Experts



Award Winning Agency



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ROBERT AVENUE
ST ALBANS
AL1 2QN

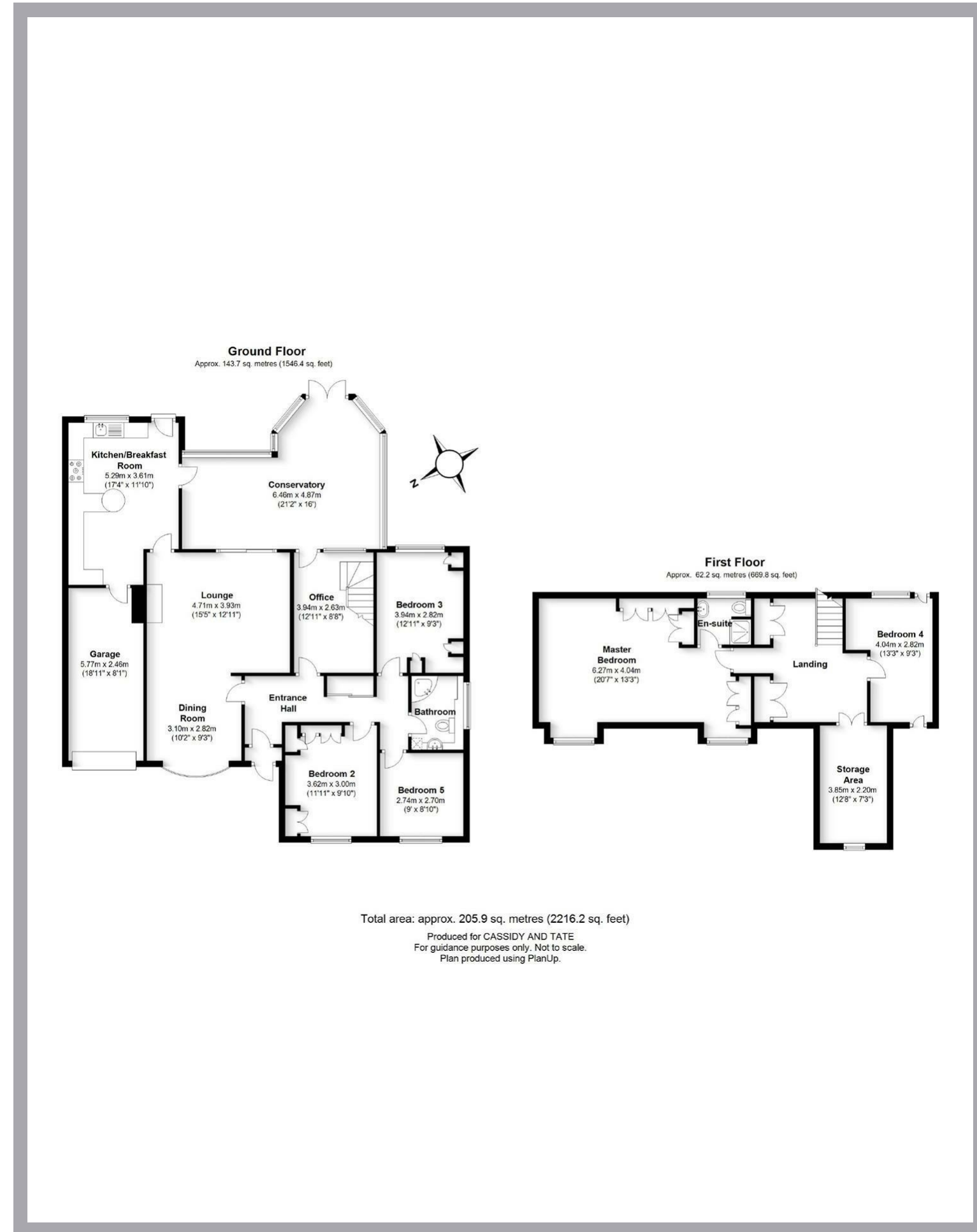
Guide Price £849,000

EPC Rating: G Council Tax Band: F



All The Ingredients Needed For A Fabulous Lifestyle

The double entrance wrought iron gates set the tone for this elegant and substantial five bedroom, detached property that boasts light, bright and substantial living spaces that interconnect well. The property has been finished to a high standard with a floorplan that is tailor-made for those buyers looking for spacious living and enjoy entertaining. The accommodation available provides a range of family requirements, from the open plan lounge/dining room where the family can relax or entertain and chat about the days events, or escape to the sun drenched conservatory for some private time. The uniquely styled kitchen/breakfast room is complemented beautifully by black granite floor tiles and feature mood lighting within the plinths. The five bedrooms make accommodating a large family easy. Bedrooms two, three and five are situated on the ground floor and are served by a family bathroom, whilst on the first floor the master bedroom is served by an en-suite. Bedroom four and a useful storage area are also on the first floor. A beautiful landscaped garden stocked with a variety of plants and shrubs is a natural backdrop from the conservatory. The block paved driveway at the front of the property allows off road parking for several cars. Robert Avenue is located within the St Stephens Parish, approximately a mile and a half from St. Albans city centre, and conveniently located for St. Columbas College private school, as well as good state schools.



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

- Detached
- Master Bedroom En Suite
- Home Office
- Kitchen/Breakfast Room
- Five Double Bedrooms
- Lounge/Dining Room
- Conservatory
- Off Street Parking

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	



