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Cassidy
&Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

SHERWOOD AVENUE
ST. ALBANS
AL4 9QJ

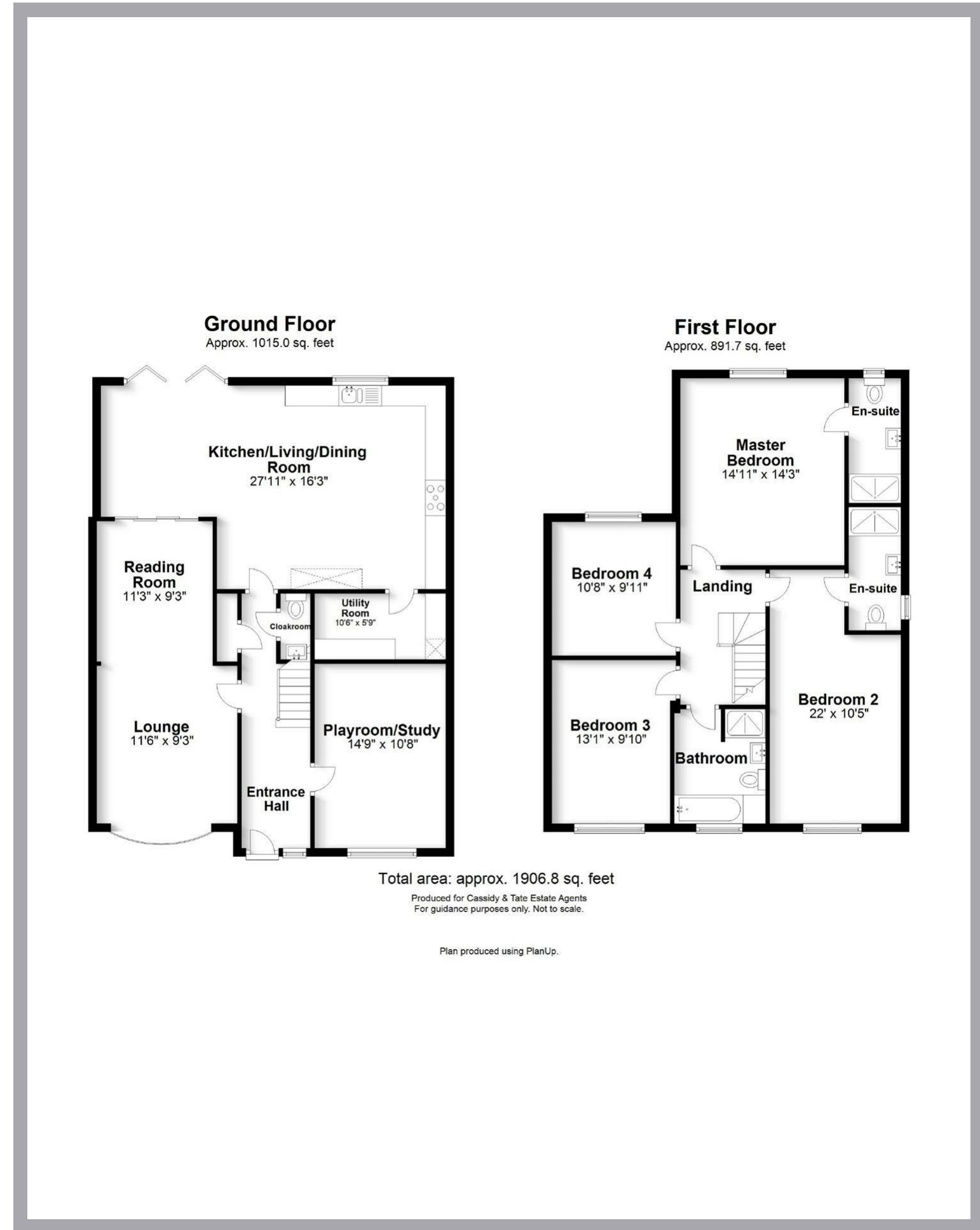
Offers In Excess Of £1,100,000

EPC Rating: G Council Tax Band: F



All The Ingredients Needed For A Fabulous Lifestyle

A stunning four double bedroom, three bathroom semi-detached Nash family home in a prime location which has been perfectly designed and extended to create a wonderful sense of space. Thoughtfully refurbished to a lovely standard throughout with high specifications and featuring contemporary living accommodation arranged over two floors comprising: entrance hall, living and reading room, playroom/study, an open plan kitchen/living/dining room, utility room, ground floor WC, four double bedrooms with two en-suites and luxury family bathroom on the first floor. At the hub of the home is the superb open plan kitchen/living/dining room, a relaxed setting for family gatherings or for playing host whilst entertaining and also the point from which to move effortlessly from indoor to outside via full width bi-folding doors for year round natural daylight to pour through. The contemporary open plan kitchen boasts high quality appliances including space for a range style oven. Externally the property is further enhanced by a good sized rear garden with a large patio and entertaining area! The property offers a brick paved driveway providing off road parking for several vehicles. Sherwood Avenue is an enviable address as it is located within the catchment of excellent schooling and good local amenities, top Primary schools and a short walk to Sandringham School or the M and S food hall at the nearby Quadrant shopping centre.



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



Cassidy&Tate

Specialists in Bespoke Properties

- Nash Semi Detached
- Four Double Bedrooms
- Open Plan Accommodation
- Three Reception Rooms
- Extended To Side & Rear
- Three Bathrooms
- Kitchen/Living/Dining Room
- Utility & Cloakroom

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	



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