

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

FRANCIS AVENUE
ST. ALBANS
AL3 6BW

Offers Over £600,000

EPC Rating: D Council Tax Band:



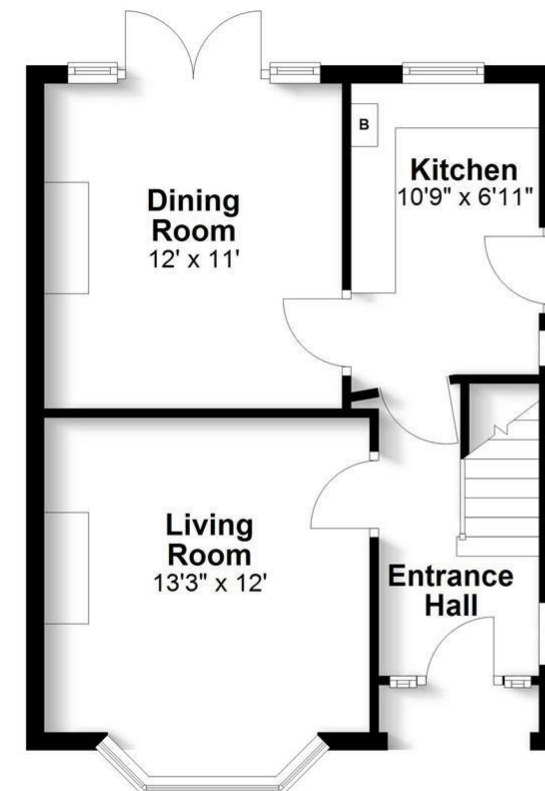
All The Ingredients Needed For A Fabulous Lifestyle

Located on Francis Avenue in St. Albans, this semi-detached house, dating back to the 1930s, presents a wonderful opportunity for those looking to create their dream home. With three well-proportioned bedrooms and two inviting reception rooms, this property offers ample space for family living or entertaining guests. The house is conveniently located within walking distance of Stags School, making it an ideal choice for families with children. Additionally, the nearby Batchwood Golf and Tennis Club is just minutes away, providing excellent recreational facilities for sports enthusiasts. While the property is in need of modernisation, it boasts significant potential for transformation. With the right vision, you can breathe new life into this charming home and tailor it to your personal taste. Furthermore, there is potential to extend the property, subject to planning permission, allowing you to enhance its value and functionality. Being chain-free, this property offers a smooth transition for prospective buyers, making it an attractive option for those eager to move quickly. Whether you are a first-time buyer or looking to invest in a property with great potential, this semi-detached house on Francis Avenue is not to be missed. Embrace the opportunity to create a beautiful home in a sought-after location.



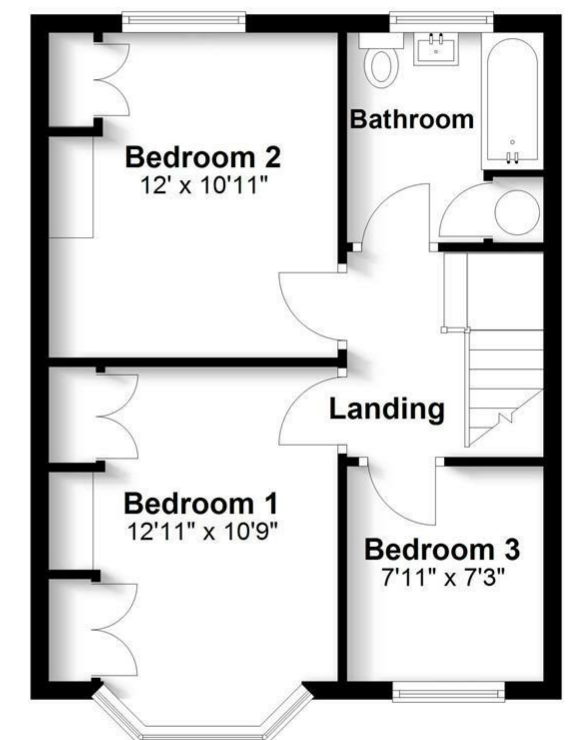
Ground Floor

Approx. 440.0 sq. feet



First Floor

Approx. 443.8 sq. feet



Total area: approx. 883.8 sq. feet

Produced for Cassidy & Tate Estate Agents. For guidance purposes, 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

- Potential To Redevelop stpp
- Chain Free
- Garden
- Ideal Project
- Walking To Staggs School
- Three Bedrooms
- Private Parking
- Close To Batchwood

Free Online Valuation



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			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

