

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](http://www.cassidyandtate.co.uk)

SHERWOOD AVENUE

ST. ALBANS

AL4 9QJ

Price Guide £1,200,000

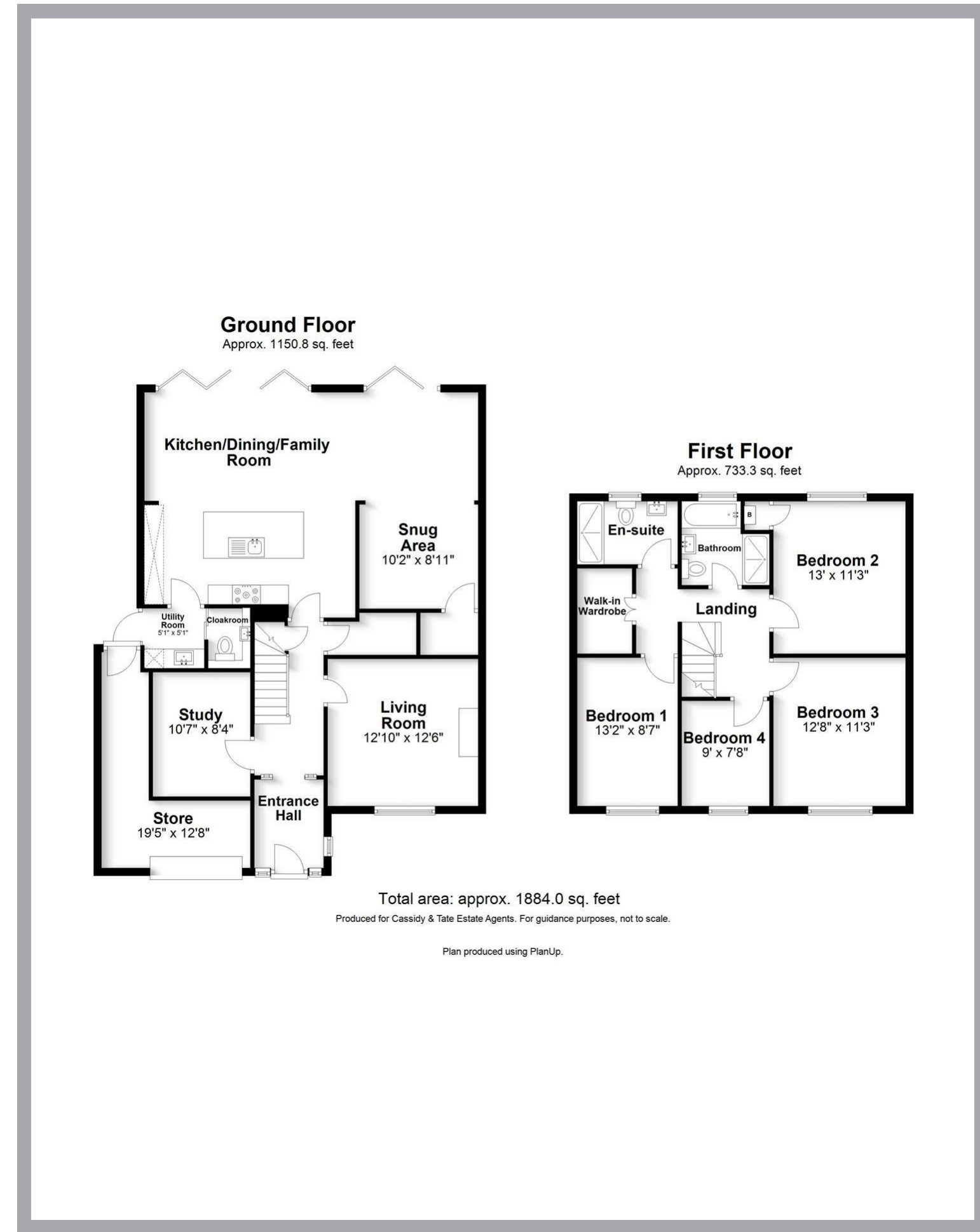
EPC Rating: C Council Tax Band: F





# All The Ingredients Needed For A Fabulous Lifestyle

WE RECEIVED SEVERAL COMPETITIVE OFFERS FOLLOWING THE SUCCESSFUL OPEN DAY. SIMILAR PROPERTIES REQUIRED TO SATISFY GROWING DEMAND. An extended semi-detached Nash family home occupying a generous plot and enjoying a convenient location for the sought after Sandringham school. The extended accommodation includes an entrance hall, cloakroom, study, utility room, living room and an open plan kitchen/dining/family room perfectly designed to create a wonderful sense of space with bi fold doors to the rear garden. On the first floor, there are four bedrooms and a family bathroom with an en suite shower room and walk in wardrobe to the main bedroom. Externally, the property boasts a large rear garden with a covered patio area ideal for entertaining. To the front is a driveway providing off-road parking for several vehicles. Sherwood Avenue is a desirable address located within the catchment area of excellent schools to include Sandringham. Wheatfield's and Skyswood and just a short walk to the Quadrant shopping centre to include Marks & Spencer Foodhall, restaurants and various cafes.





# 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*

- Four Bedroom Extended
- Near Sandringham School
- Council Tax Band F £3,176
- Entertaining Area
- Popular Location
- Open Plan Kitchen/Family Area
- Epc Rating C
- Garden & Parking

Free Online Valuation



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		75	82
		EU Directive 2002/91/EC	