

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

Knightsbridge Office  
45 Pont Street, Knightsbridge  
London SW1X 0BD  
020 7629 9966  
26@theknightsbridgeoffice.co.uk

Cassidy  
&Tate  
Your Local Experts

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Award Winning Agency

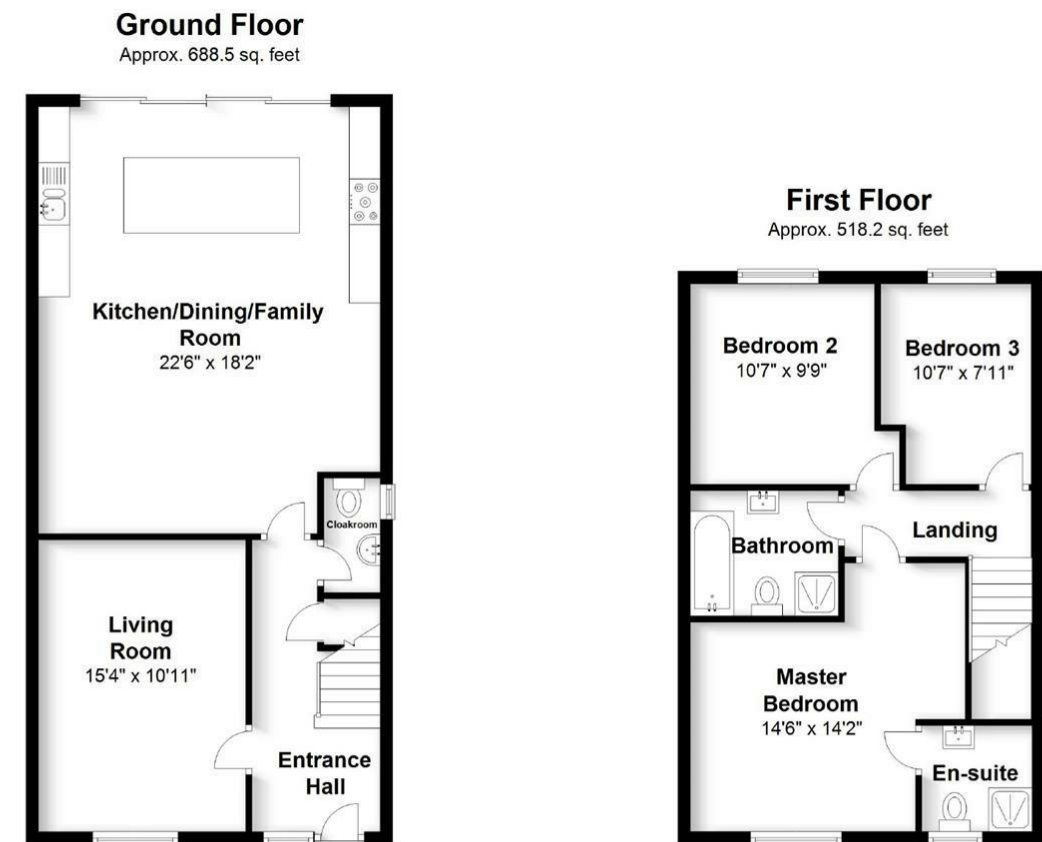
PARK AVENUE  
BUSHEY  
WD23 2DR



## All The Ingredients Needed For A Fabulous Lifestyle

### HELP TO BUY SCHEME AVAILABLE:

A brand new three bedroom detached property which is being sold with a 10 year building warranty and with a 'Help to buy scheme' which could potentially enable the prospective buyer to purchase the property with some financial help from the government. The property comprises of well proportioned room dimensions and accommodation to include an entrance hall, living room, open plan kitchen/dining/family room, cloakroom, three bedrooms and two bathrooms. A superb open plan kitchen/dining/family room is at the heart of the home where the family can catch up after a busy day or whilst entertaining. Bi-folding doors in the kitchen area create a light filled space and easy flow from indoors to outdoors. A living room to the front of the property allows for separate living. Upstairs the master bedroom enjoys the facilities of an en-suite, whilst a family sized bathroom serves the remaining two bedrooms. Outside is a low maintenance rear garden and off road parking to the front of the property. Park Avenue is a sought after road as it is approximately 0.9 miles away from Watford Junction Station with trains into Euston, London, and within the catchment of two highly rated schools being Queens School & Highwood Primary School.



Total area: approx. 1206.7 sq. feet

Produced for CASSIDY AND TATE  
For guidance purposes only. 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

- Brand New Build
- Help To Buy Scheme
- Master Bedroom En-Suite
- Kitchen/Living/Dining Room
- 10 year Guarantee
- Three Bedrooms
- Open Plan Accommodation
- Downstairs Cloakroom

