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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

FIRWOOD AVENUE  
ST ALBANS  
AL4 0TD

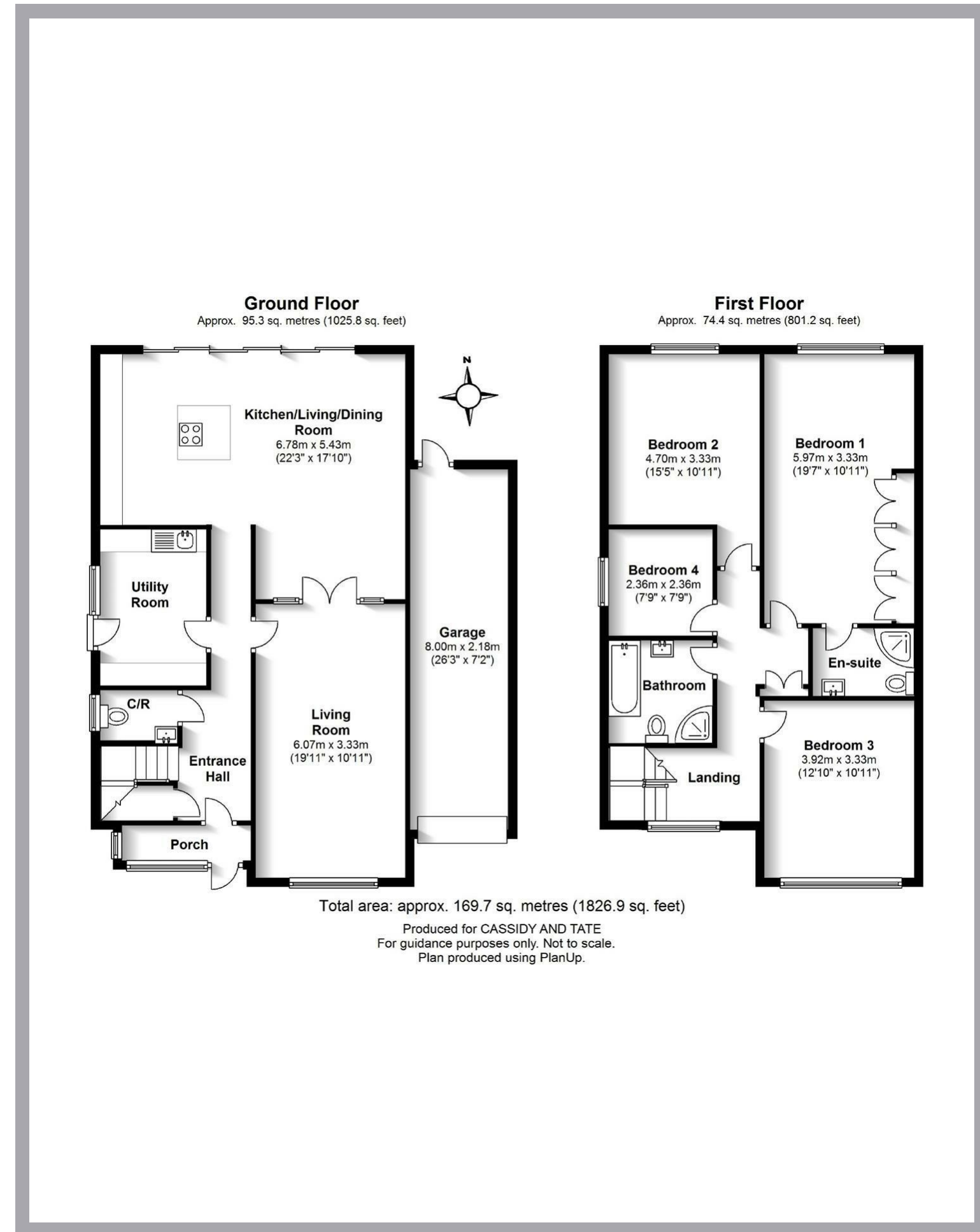
Guide Price £835,000

EPC Rating: G Council Tax Band: F



## All The Ingredients Needed For A Fabulous Lifestyle

Generous interior proportions, modern finishes and an ideal layout are immediately apparent throughout this four bedroom, detached house situated in a popular and convenient location. A double storey extension has transformed this lovely property to reveal a fabulous family home, where roomy dimensions combine with a practical design, catering for everyday living. At the heart of the home is the superb kitchen/living/dining room where the family can come together within a casual and relaxed atmosphere. Double doors from the kitchen/living/dining room lead to a well proportioned lounge, allowing for open or separate living. Also to the ground floor is a utility room and a cloakroom. Upstairs, is a 19ft master bedroom with en-suite and a modern family bathroom which serves the additional three bedrooms. The property is further enhanced by an attractive rear garden, a block paved driveway to the front providing off road parking and a double length garage. Firwood Avenue is situated in a no through road, conveniently positioned for excellent 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 Property
- Master Bedroom En-Suite
- Lounge/Diner
- Utility Room
- Four Bedrooms
- Open Plan Kitchen/Diner
- Downstairs Cloakroom
- Potential To Extend (st.p.p)

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	



