

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

AVOCET ROAD
APSLEY
HP3 0FZ

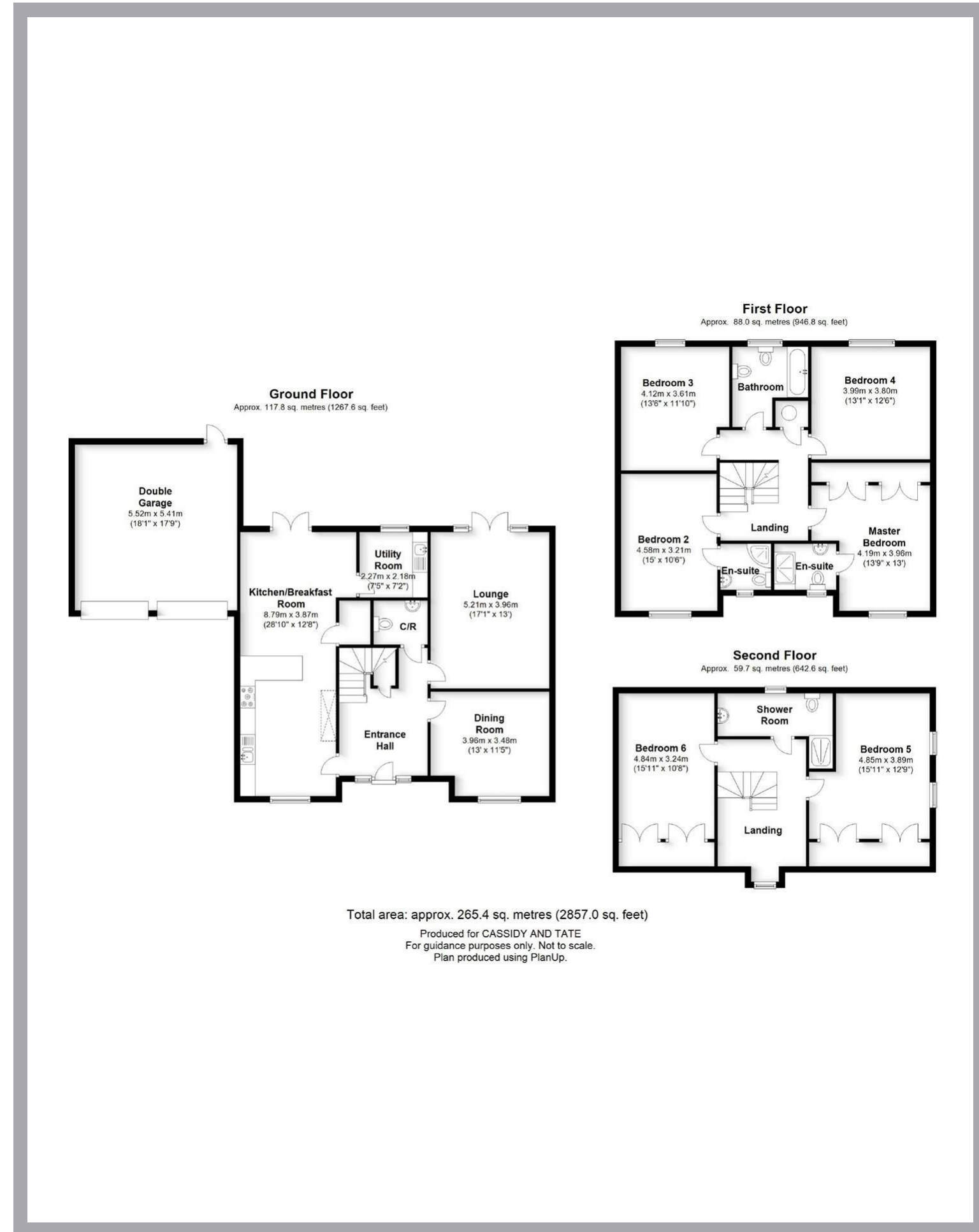
Price Guide £800,000

EPC Rating: G Council Tax Band: G



All The Ingredients Needed For A Fabulous Lifestyle

Simply stunning and luxurious describes this unique ultra modern Fairfax style six bedroom detached family home, effortlessly blending good craftsmanship throughout with style and elegance, this home will exceed all expectations with its finishes. The stylish interior has been designed over three levels and caters for the modern day family lifestyles perfectly. Downstairs are two well proportioned reception rooms, a superb white gloss fitted kitchen/breakfast room, complemented beautifully by contrasting work top surfaces and integrated appliances. Also to the ground floor is a utility room and a cloakroom. On the first floor two en-suites serve the master bedroom and bedroom two, whilst a fashionable family bathroom serves bedroom three and four. Bedrooms five and six are situated on the second floor and are served by a shower room. Patio doors from the lounge and breakfast area open out to the lovely low maintenance rear garden, the ideal setting to relax and entertain. To the front of the property is off road parking which in turn leads to the two garages. Avocet Road is part of the modern Aspen Park development, in Apsley, built by Messrs Bovis Homes. Apsley is a popular area, ideally situated for highly regarded local schools, good amenities and transport links including Apsley railway station offering easy accessibility to London.



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



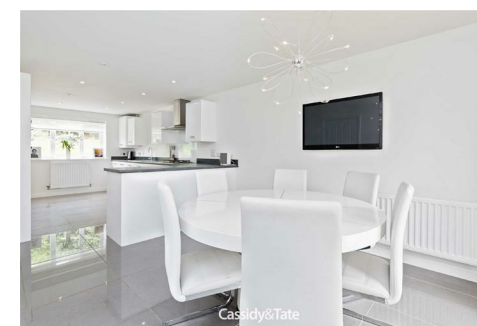
Why Cassidy & Tate

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

- Aspen Park Development
- Four Bathrooms
- Two Reception Rooms
- Landscaped Gardens
- Six Bedroom Detached
- Cloakroom
- Luxury Fitted Kitchen
- Double Garage



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	



