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Cassidy
&Tate
Your Local Experts



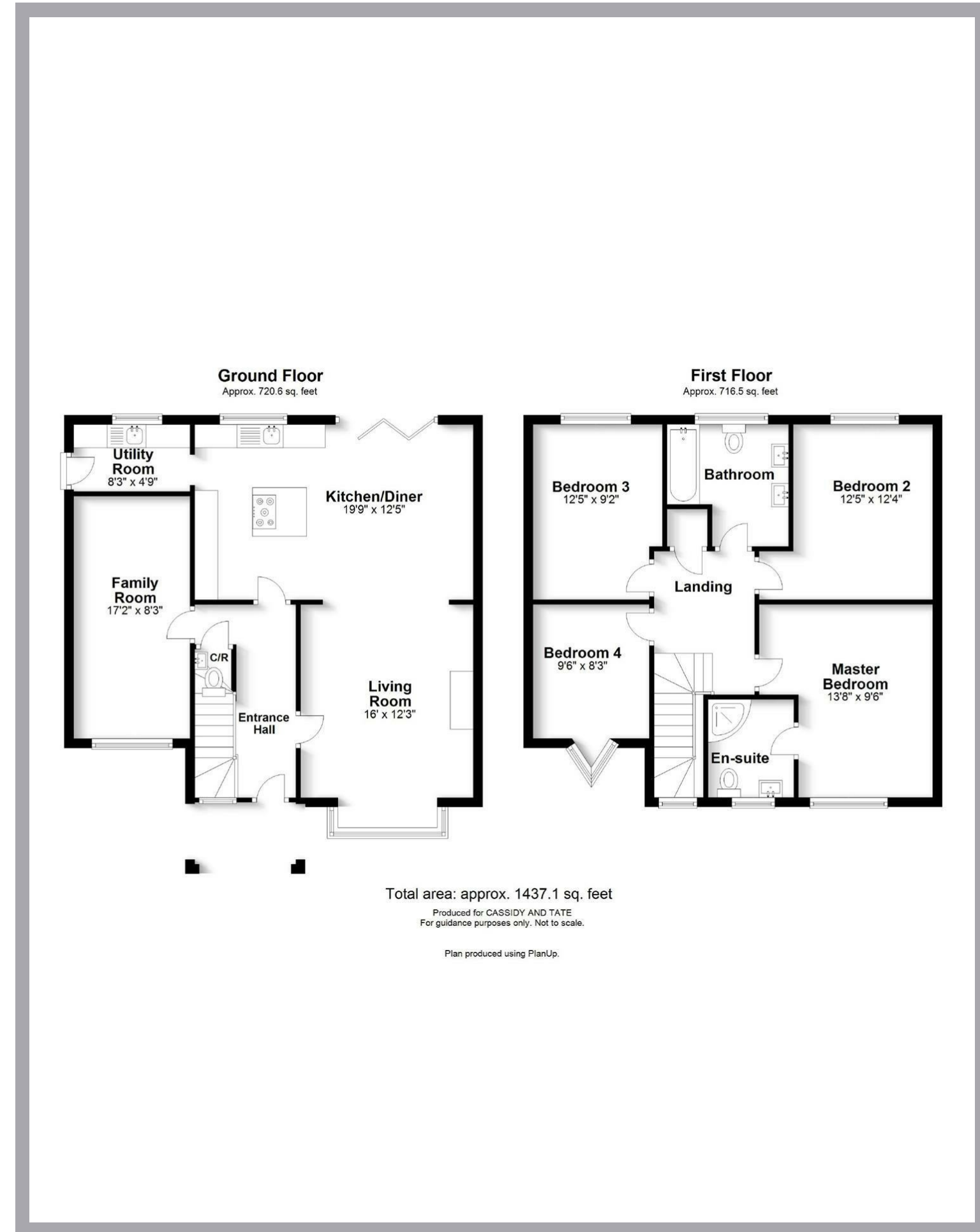
Award Winning Agency

FRANCIS AVENUE
ST ALBANS
AL3 6BX



All The Ingredients Needed For A Fabulous Lifestyle

A bright and spacious four double bedroom, detached dwelling positioned in a popular road, located close to excellent schools and near to the city centre itself. This spacious home has been lovingly modernised to a good standard throughout and is complemented with a tasteful decor. Contemporary living accommodation to suit any prospective family comprises of an entrance hall, cloakroom, family/media room, utility room and an open plan kitchen/dining/living room on the ground floor. Upstairs the master bedroom is served by an en-suite whilst the three remaining bedrooms are served by the family bathroom. Taking precedence on the ground floor is the modern fully-equipped open plan kitchen with dining and living areas, perfect atmosphere to entertain or for family gatherings. The kitchen area is fitted with luxury wall and base units complemented beautifully by quartz worktops, a breakfast island and integrated appliances. Kardean flooring with underfloor heating flows and links the dining area where patio doors give a lovely view over the rear garden and into the living room where a feature open fireplace lends a cosy feel. Underfloor heating continues upstairs in the en-suite and family bathroom both of which have been fitted with trendy suites and chromes fixtures. Outside is a lovely two tiered rear garden with decked area, flower beds, steps down to second tier, small area of grass, lighting and side access. To the front is a brick paved driveway providing ample off road parking.



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

- Detached Property
- En-Suite To Master
- Open Plan Living
- Close To Schools
- Four Double Bedrooms
- Cloakroom
- Utility Room
- Refurbished

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	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

