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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



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

FIRWOOD AVENUE  
ST. ALBANS  
AL4 0TA

Offers Over £575,000

EPC Rating: E Council Tax Band: E



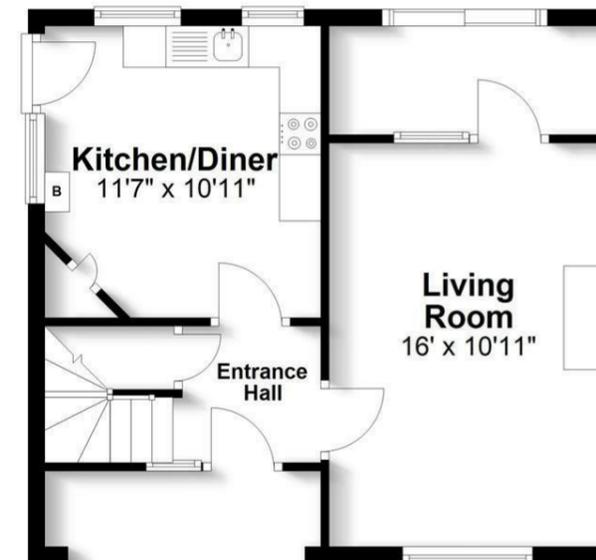
## All The Ingredients Needed For A Fabulous Lifestyle

This three-bedroom recently refurbished family home is set in a popular residential area. The property layout offers functional and generous room dimensions and comprises a living/dining room with a patio door leading onto the rear garden and a fitted kitchen/breakfast room. The property has planning permission to extend to the ground floor single storey and to convert the loft into an additional bedroom. On the first floor are three bedrooms served by a family bathroom and separate w/c. Externally, the property is complemented by a well-tended rear garden and parking to the front. Firwood Avenue is conveniently situated near highly acclaimed schools and close to The Alban Way, a favoured walk/cycle path that provides easy access to St Albans mainline railway station and St Albans city centre, with its varied shopping and leisure facilities. Garage to side not included. \*Certificate of Lawfulness for single storey rear extension. Loft conversion to habitable rooms including hip to gable conversion and rear dormer window. Detached outbuilding\*



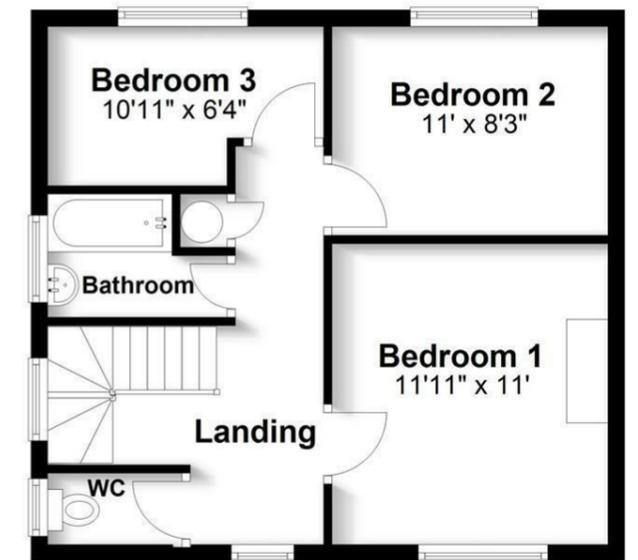
### Ground Floor

Approx. 458.7 sq. feet



### First Floor

Approx. 456.9 sq. feet



Total area: approx. 915.6 sq. feet

Produced for Cassidy & Tate Estate Agents. For guidance purposes, 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



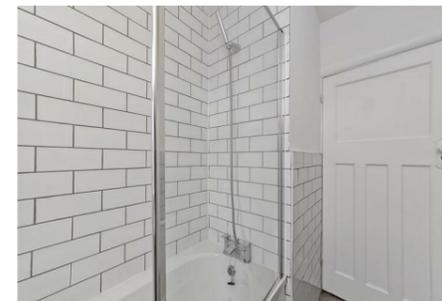
## Why Cassidy & Tate

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

- Recently Re Furbished
- Living Room
- Driveway For Two Cars
- Council Tax Band E
- Potential To Extend STPP
- Three Bedrooms
- Kitchen/Diner
- Enclosed Rear Garden
- Chain Free
- Walking To Beaumont & N/Breakspear

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



