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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

JENKINS AVENUE

ST ALBANS

AL2 3RY

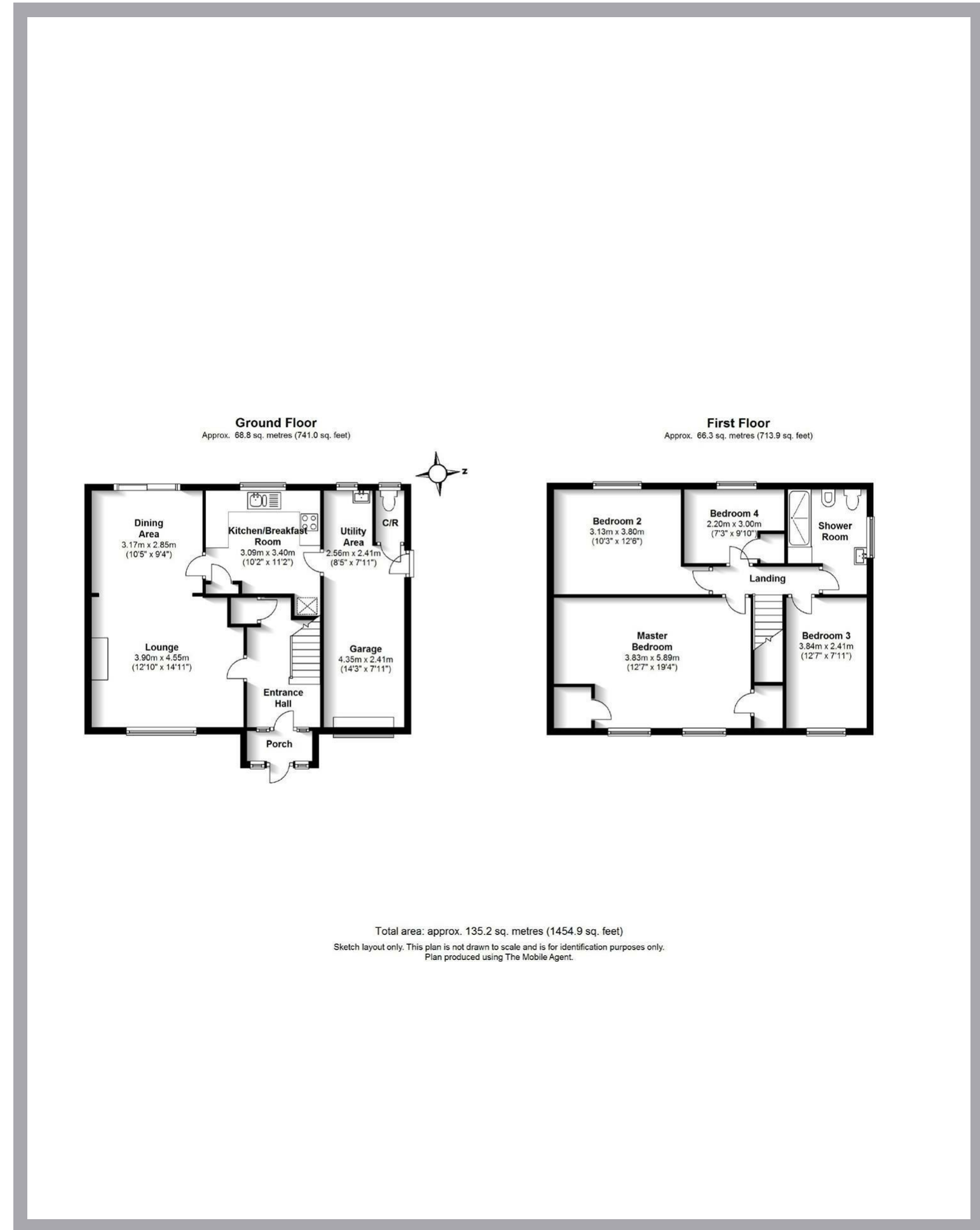
Price £499,950

EPC Rating: G Council Tax Band: F



All The Ingredients Needed For A Fabulous Lifestyle

A superb example of a spacious family home located in the sought after Village of Bricket Wood. Boasting bright and airy accommodation this property offers a well proportioned lounge/diner, fitted kitchen/breakfast room, useful utility area and a ground floor cloakroom. On the first floor the property benefits from four bedrooms and a family bathroom. A particular feature of this property is the west facing attractive rear garden. Subject to obtaining the necessary planning consents there is potential to extend the property. Jenkins Avenue is ideally situated in the heart of Bricket Wood Village. Shops, schools and bus routes are close by and for the commuter there is excellent access to the major road links M1, M25, A1 and A405.



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

- Four Bedrooms
- Kitchen/Breakfast Room
- Cloakroom & Utility Room
- Garage & Driveway
- Lounge/Diner
- Popular Schooling
- West Facing Rear Garden
- No Upper Chain

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	



