Cassidy & Tate
Your Local Experts



25 ABBEY AVENUE

ST. ALBANS

AL3 4BH

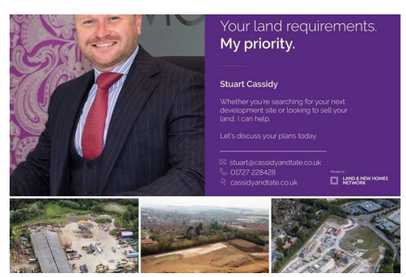
Guide Price £1,600,000



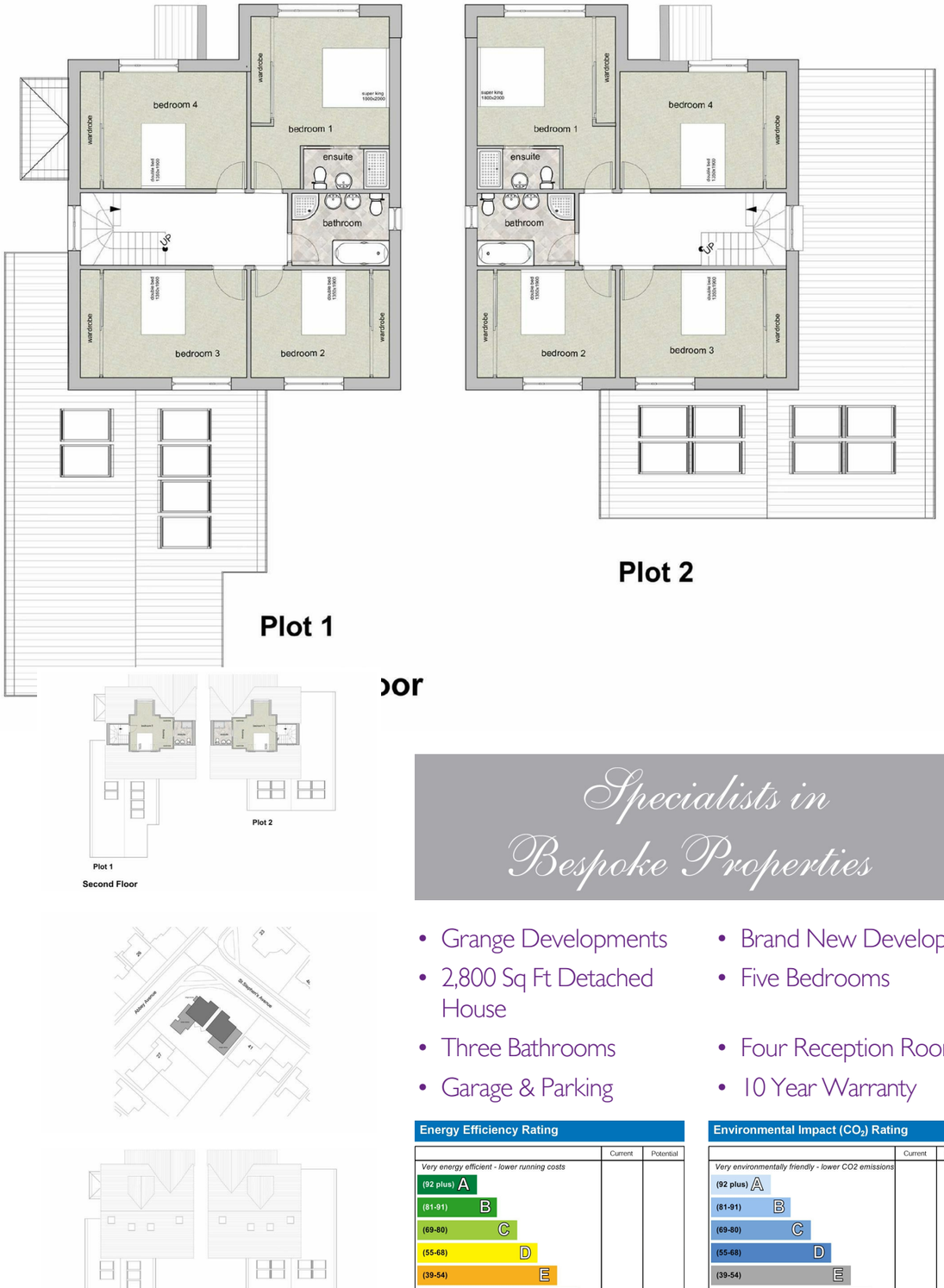
All The Ingredients Needed For A Fabulous Lifestyle

Family run local building company who specialise in building bespoke homes to the highest degree of construction craftmanship - Grange Developments - are offering an exciting opportunity to acquire a stylish and beautifully executed home with a distinct and modern feel. Upon completion this dazzling new home will complement the requirements of any modern family. This architecturally designed home will have several living areas, a separate lounge, tv room, office and the main hub of the home being the superb kitchen/dining/family room on the ground floor. Four double bedrooms are situated on the first floor, whilst a fifth bedroom can be found on the second floor. There is a downstairs cloakroom, en-suite to the principal bedroom and a family bathroom, plus a further en-suite to bedroom five. Outside will have an area for al-fresco' dining, and ample car accommodation provided in a garage and a driveway for off road parking. This brand new home will have all the convenience of the city centre, excellent schools, and extensive shopping and leisure facilities, The open spaces of Verulamium park and lakes are all very close by.









Plot 1

Plot 2

Plot 2

Plot 1

Second Floor

Plot 2

Plot 1

Roof Plan

Specialists in Bespoke Properties

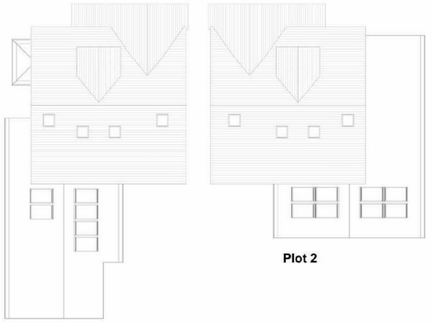
- Grange Developments
- 2,800 Sq Ft Detached House
- Three Bathrooms
- Garage & Parking
- Brand New Development
- Five Bedrooms
- Four Reception Rooms
- 10 Year Warranty



Plot 1

First Floor

Plot 2



Plot 1

Roof Plan

Plot 2



Plot 1

Ground Floor

Plot 2



Plot 1

Second Floor

Plot 2



GRANGE



Perfect Fusion of Location And Way of Living

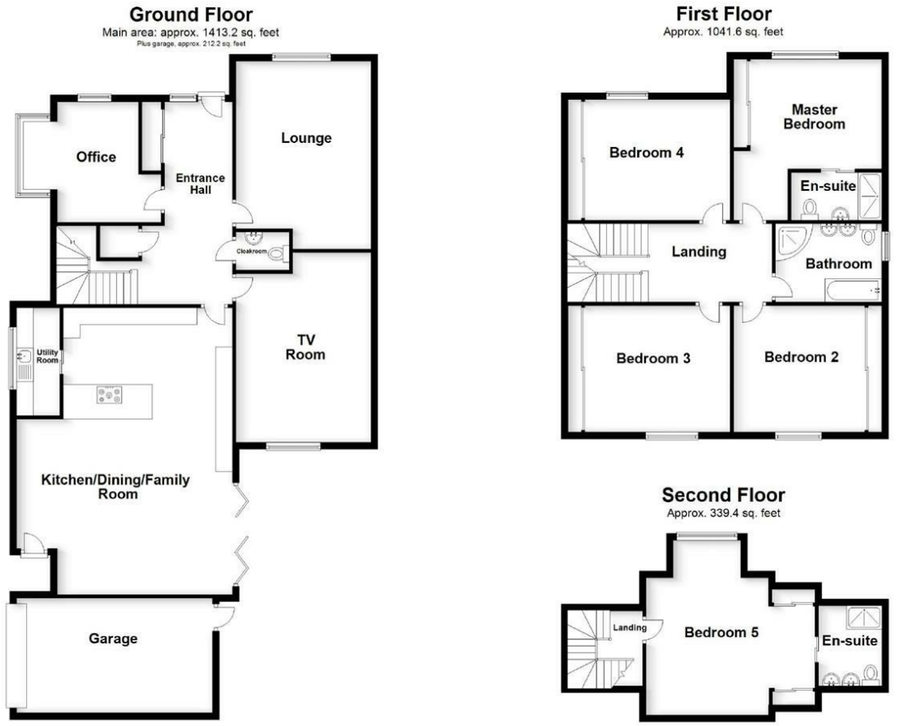
Why Cassidy & Tate

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



Main area: Approx. 259.6 sq. metres (2794.2 sq. feet)
Plus garage, approx. 19.7 sq. metres (212.2 sq. feet)

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

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

Knightsbridge Office
45 Pont Street, Knightsbridge
London SW1X 0BD
020 7629 9966
26@theknightsbridgeoffice.co.uk

Award Winning Agency