Cassidy & Tate
Your Local Experts



25 ABBEY AVENUE

ST. ALBANS

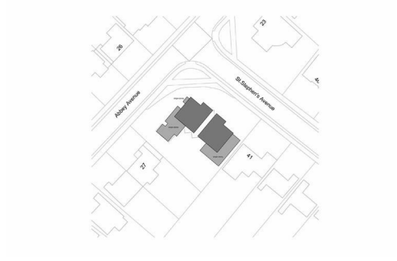
AL3 4BH

Guide Price £1,600,000



All The Ingredients Needed For A Fabulous Lifestyle

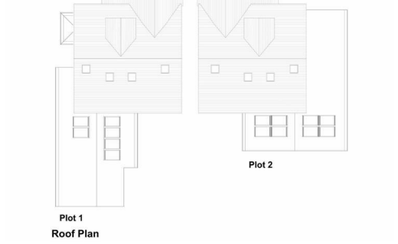
Family run local building company who specialise in building bespoke homes to the highest degree of construction craftmanship - Grange Developments - are offering an exciting opportunity to acquire a site with planning permission granted and available with a couple of purchase options. This could be a chance for the growing family to invest in a new lifestyle with a home that offers so much more.
The site is a corner plot positioned in a lovely tree lined road in a very popular area of St. Albans. Currently there is a detached bungalow on this site with the permission to knock down the bungalow and build two new detached properties. The properties will measure approximately 2,800sq ft, and comprise of five bedrooms, four reception rooms and three bathrooms. Grange development are offering the opportunity to acquire a good sized plot to either purchase a newly built property valuing at £1.6 million or the option to purchase a plot for £900,000 which will save you a good sum on stamp duty, to build your brand new dream home on the condition that Grange Developments build the property. Either option will offer you a brand new home with all the convenience of the city centre. Excellent schools, extensive shopping and leisure facilities, the open spaces of Verulamium park and lakes are all very close by.









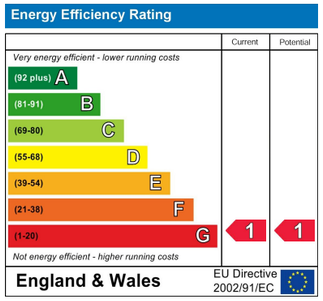


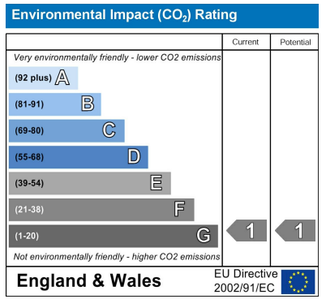




Specialists in Bespoke Properties

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





GRANGE



Perfect Fusion of Location And Way of Living

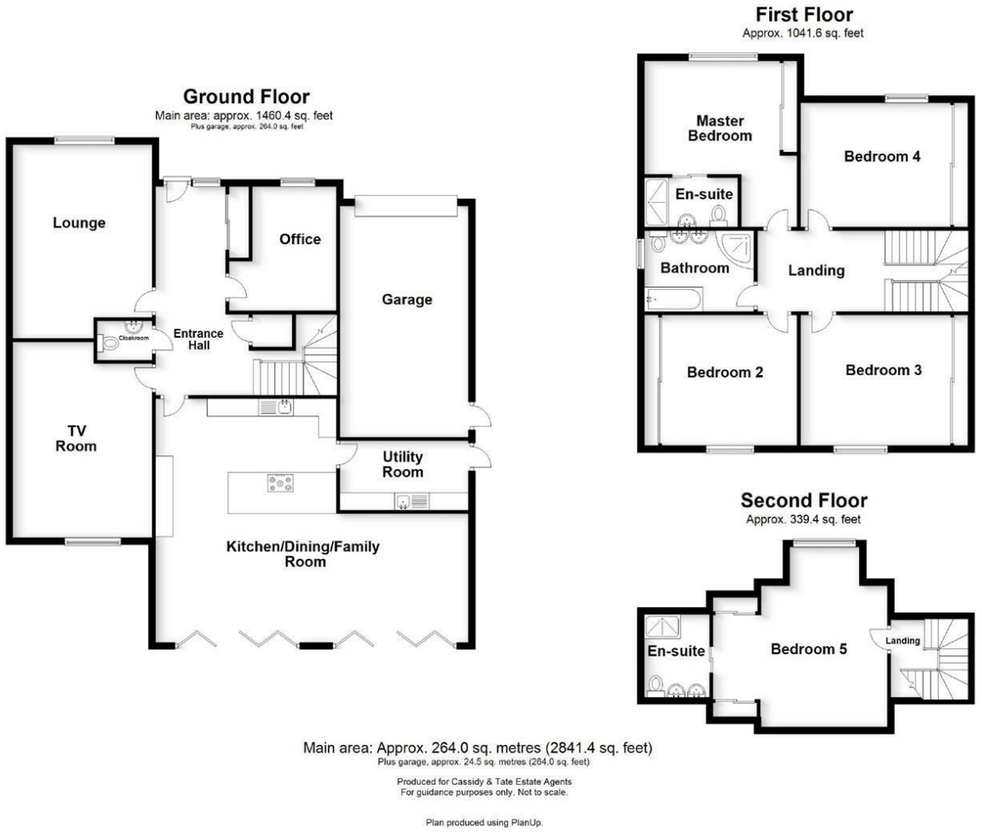
Why Cassidy & Tate

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



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.

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Award Winning Agency