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Cassidy & Tate
Your Local Experts





Award Winning Agency

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FOLLY AVENUE

ST. ALBANS

AL3 5PY

Guide Price £750,000

EPC Rating: E Council Tax Band: D



All The Ingredients Needed For A Fabulous Lifestyle

Nestled on the charming Folly Avenue in St. Albans, this delightful house presents an excellent opportunity for those seeking a modern family home. The property boasts three bedrooms, making it ideal for families or those looking for extra space. The heart of the home is a contemporary open kitchen, which has been thoughtfully designed to cater to both cooking and entertaining, seamlessly connecting to the living area. A notable feature of this residence is the double-storey extension, added by the current owner, which enhances the living space and provides additional versatility. The property also includes a well-appointed bathroom, ensuring comfort and convenience for all residents. Outside, the spacious garden offers a tranquil retreat, perfect for relaxation or outdoor activities. Additionally, a garden office provides an excellent space for remote work or creative pursuits, making it a valuable asset in today's working environment. Situated close to the city centre, this home benefits from easy access to a variety of shops, restaurants, and local amenities, ensuring that everything you need is just a short distance away. The property has been recently renovated, combining modern comforts with a welcoming atmosphere. This house on Folly Avenue is not just a place to live; it is a wonderful opportunity to create lasting memories in a vibrant community. Whether you are a first-time buyer or looking to relocate, this property is sure to impress. *Agent Note* - (The current EPC predates the renovation)









Main area: Approx. 82.3 sq. metres (885.8 sq. feet)
Plus outbuildings, approx. 9.9 sq. metres (107.0 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.

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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.

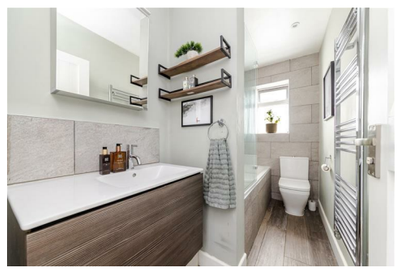
We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or 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



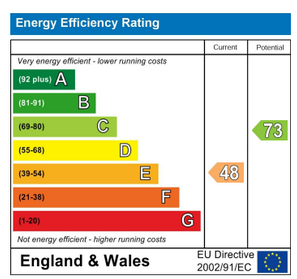






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- Three Bedroom Family Home
- Spacious Double Storey Extension
- Versatile Garden Office Space
- Scope To Convert Loft STPP
- Ideal For Modern Living
- Modern Open Plan Kitchen
- Large Private Rear Garden
- Recently Renovated Throughout
- Close To City Centre
- Excellent Entertaining Space



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