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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

STANLEY AVENUE  
ST. ALBANS  
AL2 3AZ

Guide Price £1,100,000

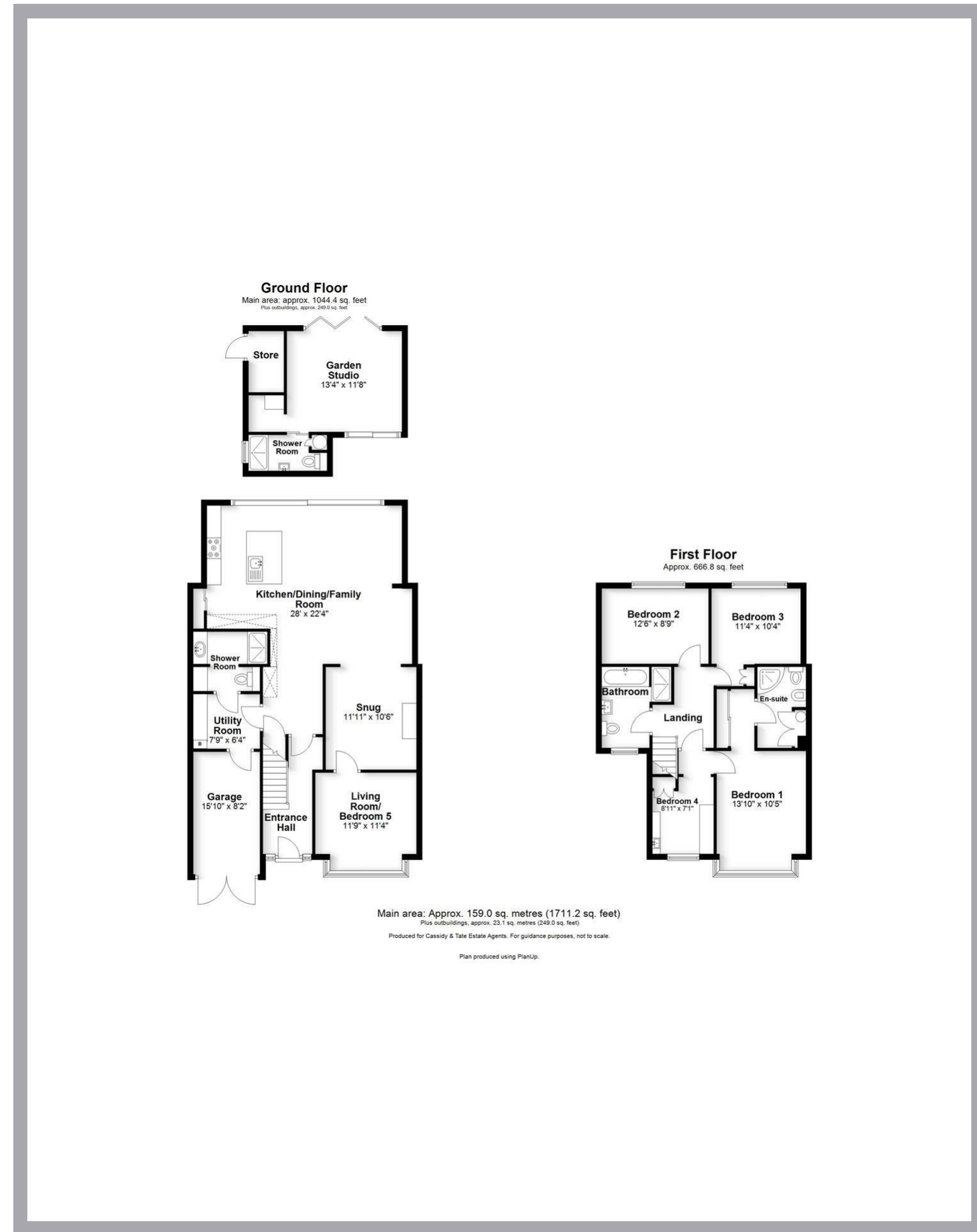
EPC Rating: B Council Tax Band: E





# All The Ingredients Needed For A Fabulous Lifestyle

Nestled in the desirable area of Stanley Avenue, St. Albans, this charming semi-detached house offers a perfect blend of space and modern living. With four generously sized bedrooms, including a splendid en-suite in the main bedroom, this property is ideal for families seeking comfort and convenience. The home boasts three well-appointed reception rooms, providing ample space for relaxation and entertainment. The open-plan kitchen is a highlight, designed to be both functional and inviting, making it the heart of the home where family and friends can gather. An added bonus is the self-contained annex, complete with its own bathroom which offers versatility for guests, a home office, or even a private space for older children. Situated within a sought-after school catchment area, this property is perfect for families prioritising education. The combination of spacious living areas, modern amenities, and a prime location makes this home a rare find in St. Albans. Don't miss the opportunity to make this wonderful property your new home.





# 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

- Self-Contained Annex
- Large Garden
- School Catchment Area
- En-Suite
- Four/Five Bedrooms
- Open-Plan Living
- Driveway
- EPC Rated B

Free Online Valuation



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		
Not energy efficient - higher running costs			
England & Wales		82	88
		EU Directive 2002/91/EC	



