



## All The Ingredients Needed For A Fabulous Lifestyle

A sympathetic and complete refurbishment, combined with a thoughtfully designed extension, has enabled the current owner of this delightful four bedroom detached property to create a home of well-proportioned accommodation, catering for everyday living. The property is beautifully presented, complemented by tasteful colour tones and a contemporary feel throughout. The heart of the home is the lovely open kitchen/living/dining room perfect for family get togethers or entertaining. Bi-fold doors frame the attractive rear garden as a natural backdrop whilst dining or relaxing. The four bedrooms are all double rooms with the principal bedroom enjoying the facilities of a stylish four piece en-suite. A cinema style family room, bathroom and a utility room completes the accommodation. A low maintenance rear garden complements the property further whilst to the front of the property is a driveway providing ample off road parking and a garage. Robert Avenue is a lovely tree lined road and is located within the St Stephens Parish, approximately a mile and a half from St. Albans city centre. The property is conveniently situated for St Columbas College private school as well as being in the catchment of good state schools. For the commuter wanting to travel into London by car or train can do so with ease of effort via the St. Albans Abbey Flyer and the M25 plus the M1 motorway networks being a short distance away.

### ROBERT AVENUE

ST. ALBANS

ALI 2QR

Guide Price £1,300,000

EPC Rating: G Council Tax Band: F





## Specialists in Bespoke Properties

- Fully Renovated
- Garden Office/Gym
- School Catchment Area
- En-Suite
- Large Plot
- Four Bedrooms
- Utility Room
- Sold Off-Market

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





# Perfect Fusion of Location And Way of Living

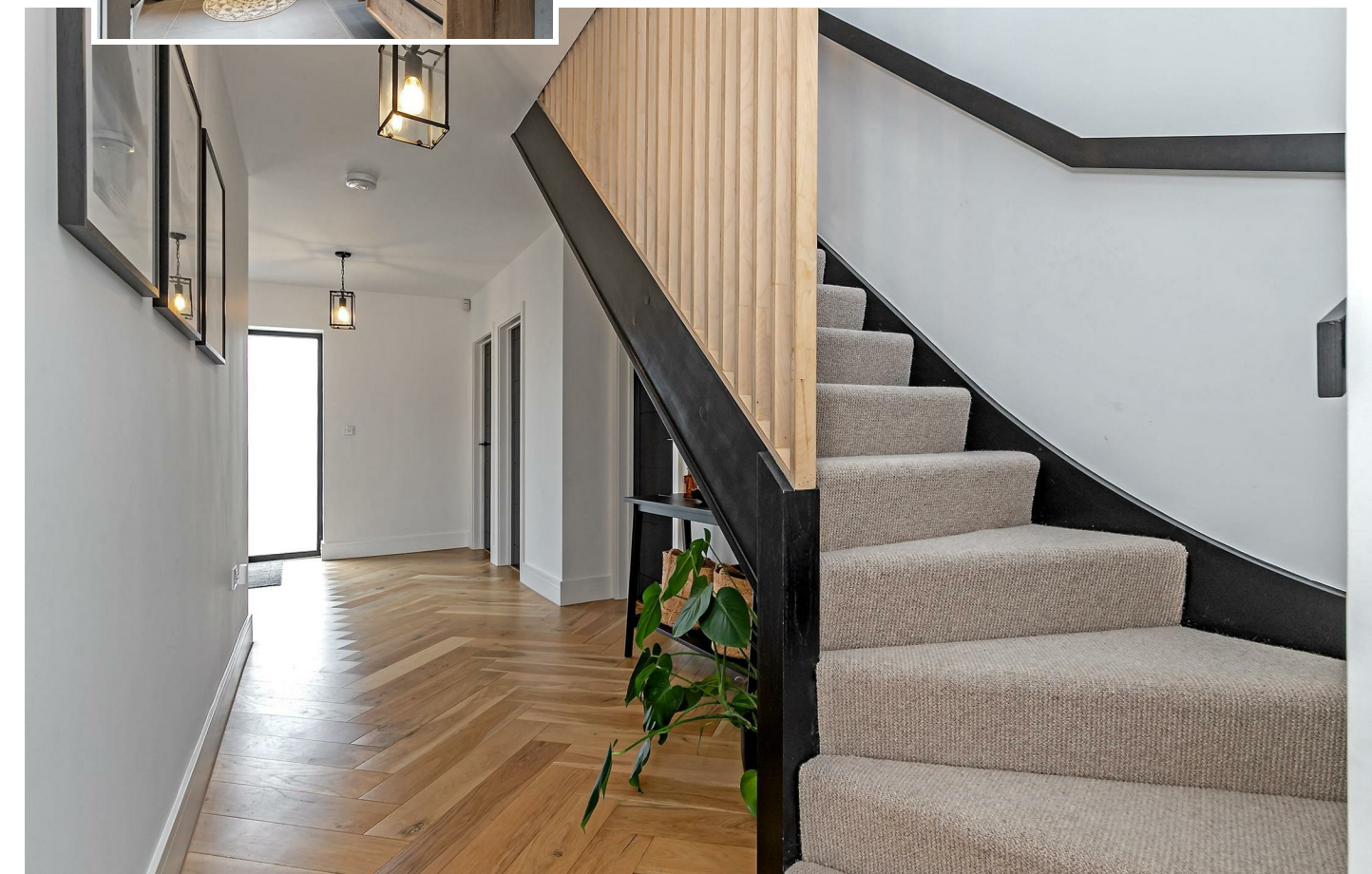
## Why Cassidy & Tate

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*

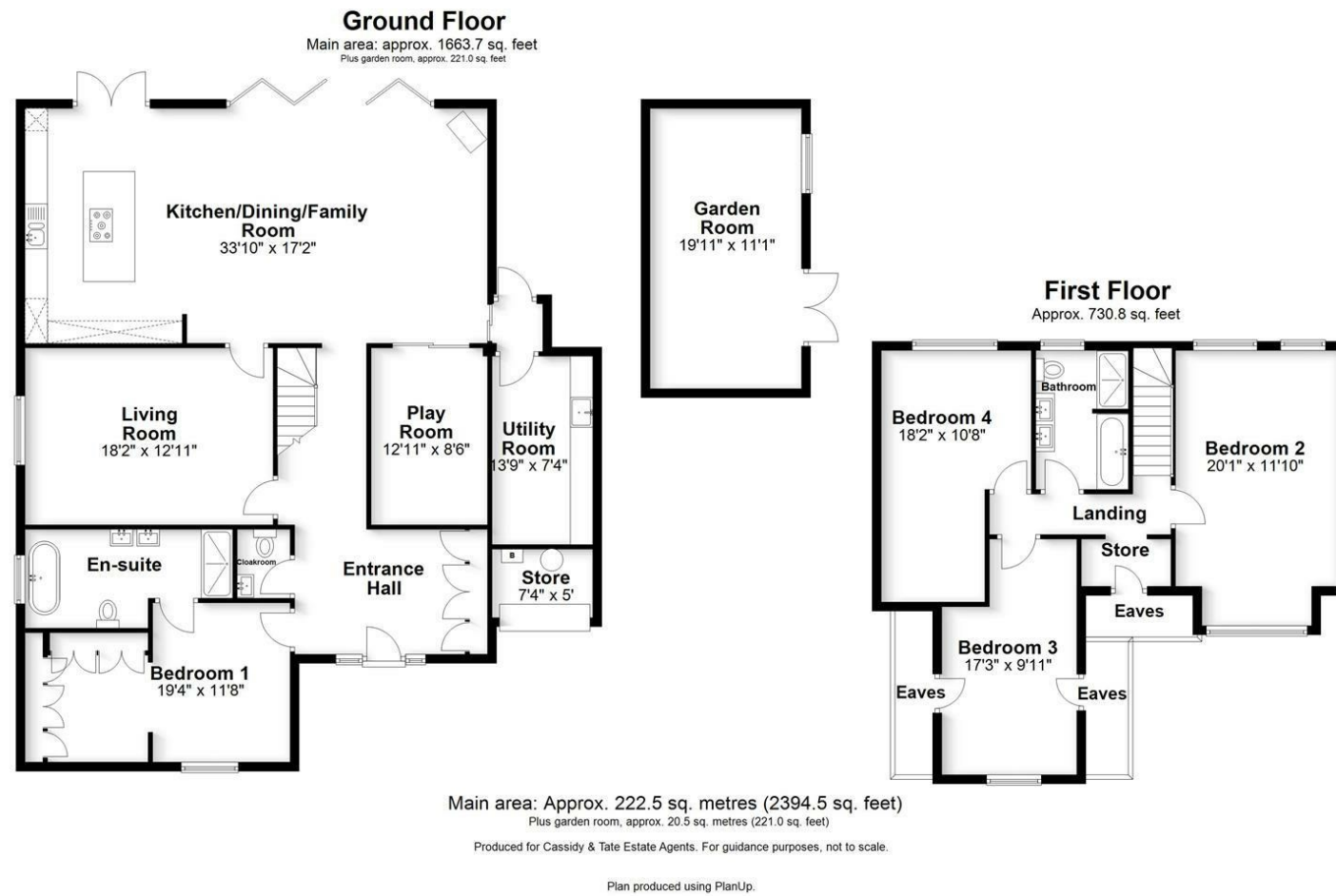
As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team 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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Award Winning Agency

