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Cassidy
& Tate
Your Local Experts



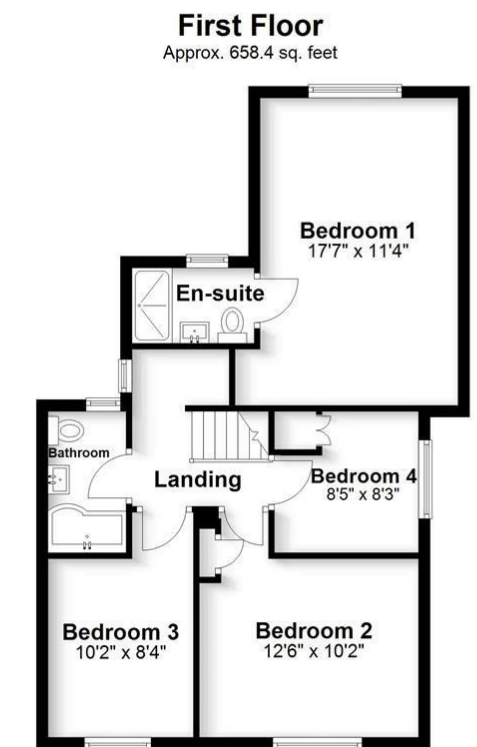
Award Winning Agency

NELSON AVENUE
ST. ALBANS
AL1 5SB



All The Ingredients Needed For A Fabulous Lifestyle

An extended semi detached family home which has undergone extensive refurbishment. The accommodation comprises of a hallway with downstairs cloakroom, separate spacious sitting room, the focal point being open plan integrated modern kitchen/dining/family room with underfloor heating and bifold doors opening to the patio area, study and utility room with underfloor heating. Further benefits include a water softner and high pressure mega flow system. On the first floor there are four bedrooms with with an en suite shower room serving the main bedroom and a family bathroom. Outside there is off street parking to the front with side gated access leading to the enclosed level rear garden with patio and at the rear a large workshop/shed with light and power. Nelson Avenue is ideally positioned close to local primary and secondary schooling and within easy reach of the major motorway network link roads. St Albans city centre with its varied shopping and leisure facilities, and the mainline railway station remain only a short car or bus ride away.



Total area: approx. 1507.5 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.

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

- Extended Semi Detached
- Open Plan Living
- Ensuite & Bathroom
- EPC Band C
- Four Bedrooms
- Separate Lounge
- Fully Refurbished
- Council Tax Band D

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	75	83
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

