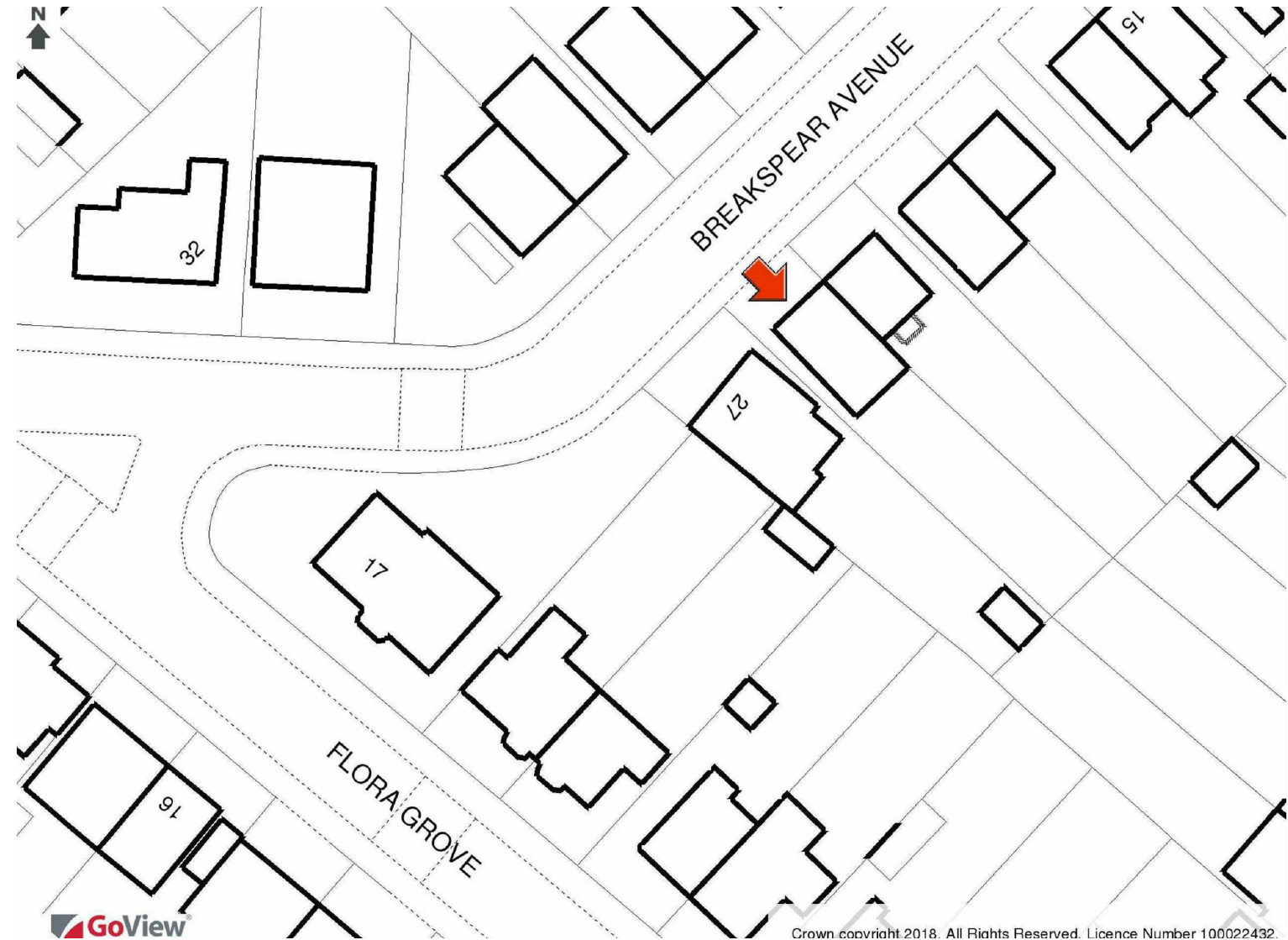


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Award Winning Agency

BREAKSPEAR AVENUE
ST ALBANS
AL1 5EJ



All The Ingredients Needed For A Fabulous Lifestyle

A splendid four bedroom semi-detached property, positioned in a prime location and in walking distance of the mainline railway station. This lovely home features a ground floor layout designed for living, where several areas maximise space for the whole family. Well proportioned open ground floor living accommodation comprising of a living room, family room and kitchen/diner offers versatile living areas which flow and connect with ease of effort. Also to the ground floor is a utility room with side access to the outside and a cloakroom. The first floor accommodates two double bedrooms with the master bedroom enjoying the facilities of an en-suite, and a family bathroom. Two additional large bedrooms plus a store room can be found on the second floor. The property is presented in a lovely decorative order throughout where bold colours have been used to create bright contemporary rooms, good quality fixtures and fittings have been used in the bathroom and the cloakroom, and the kitchen area has been fitted with modern white wall and base units incorporating a breakfast bar. Patio doors from the dining area links the inside to the attractive rear garden which is mainly laid to lawn with patio area and brick built storage shed. To the front of the property is a brick paved driveway providing off road parking. Being in such close proximity of the mainline station, within the catchment of good local schools, and near to the shopping and leisure facilities of the city centre, makes Breakspear Avenue a very sought after address.



Total area: approx. 1365.3 sq. feet

Produced for CASSIDY AND TATE
For guidance purposes only. 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



Cassidy&Tate

Specialists in Bespoke Properties

- Prime Location
- Four Bedrooms
- Extended Ground & Loft
- Off Street Parking X Two
- Walking Distance To Station
- Three Reception Rooms
- Cloakroom & Utility Room
- School Catchment Area

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	1	1
Not energy efficient - higher running costs		
England & Wales	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	1	1
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

