

St Albans Office
10 High Street, St Albans
Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

Marshalswick Office
59 The Quadrant, St Albans,
Herts AL4 9RD
01727 832383
marshalswick@cassidyandtate.co.uk

Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

Knightsbridge Office
45 Pont Street, Knightsbridge
London SW1X 0BD
020 7629 9966
26@theknightsbridgeoffice.co.uk

Cassidy
&Tate
Your Local Experts



Award Winning Agency

GAINSBOROUGH AVENUE

ST ALBANS

AL1 4NL



Cassidy&Tate

All The Ingredients Needed For A Fabulous Lifestyle

A fine detached five bedroom residence, built by Messrs T.A. King in the mid 50's, situated in a no-through road within close proximity of the mainline railway station. A substantial family home where an enlargement has created a home of generous proportions to suit any potential family and their busy lifestyles yet with even further potential. The current owners have managed to retain some character in the home such as parquet flooring, feature brick built fireplaces, some coving and picture rails mixed with present day conveniences, all combining to create a comfortable and welcoming home. On the ground floor is an entrance porch, entrance hall, living room, separate dining room, kitchen/breakfast room, door into pantry, cloakroom, and a conservatory. A particular feature of the ground floor accommodation is an inner hallway which is accessed from outside the front of the property, which leads to two useful store rooms and a utility room which in turn leads into the kitchen/breakfast room. Upstairs there are three double bedrooms, two additional good sized bedrooms, a bathroom, shower room and a separate WC. Enhancing the property further is a lovely landscaped south facing rear garden which is enclosed by timber boundary fencing and screened by a range of mature trees and shrubs providing a private outdoor haven. The front garden is as lovely as the rear with brick paved driveway providing off road parking and leads to the garage. Gainsborough Avenue is an enviable address as not only close to the train station but also to the wonderful open spaces of Clarence Park and good local schools.



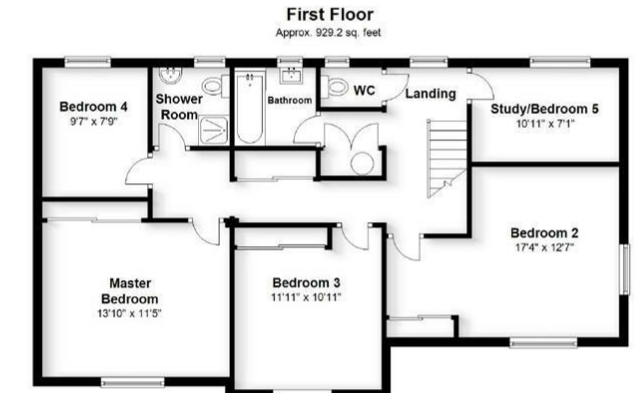
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Total area: approx. 2076.8 sq. feet
Produced for CASSIDY AND TATE
For guidance purposes only. Not to scale.

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
- Three Reception Rooms
- Modernisation Required
- South Facing Garden
- Five Bedroom Detached
- Potential To Extend (stpp)
- Garage & Parking
- Completed Chain Above

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	

