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Cassidy
&Tate
Your Local Experts



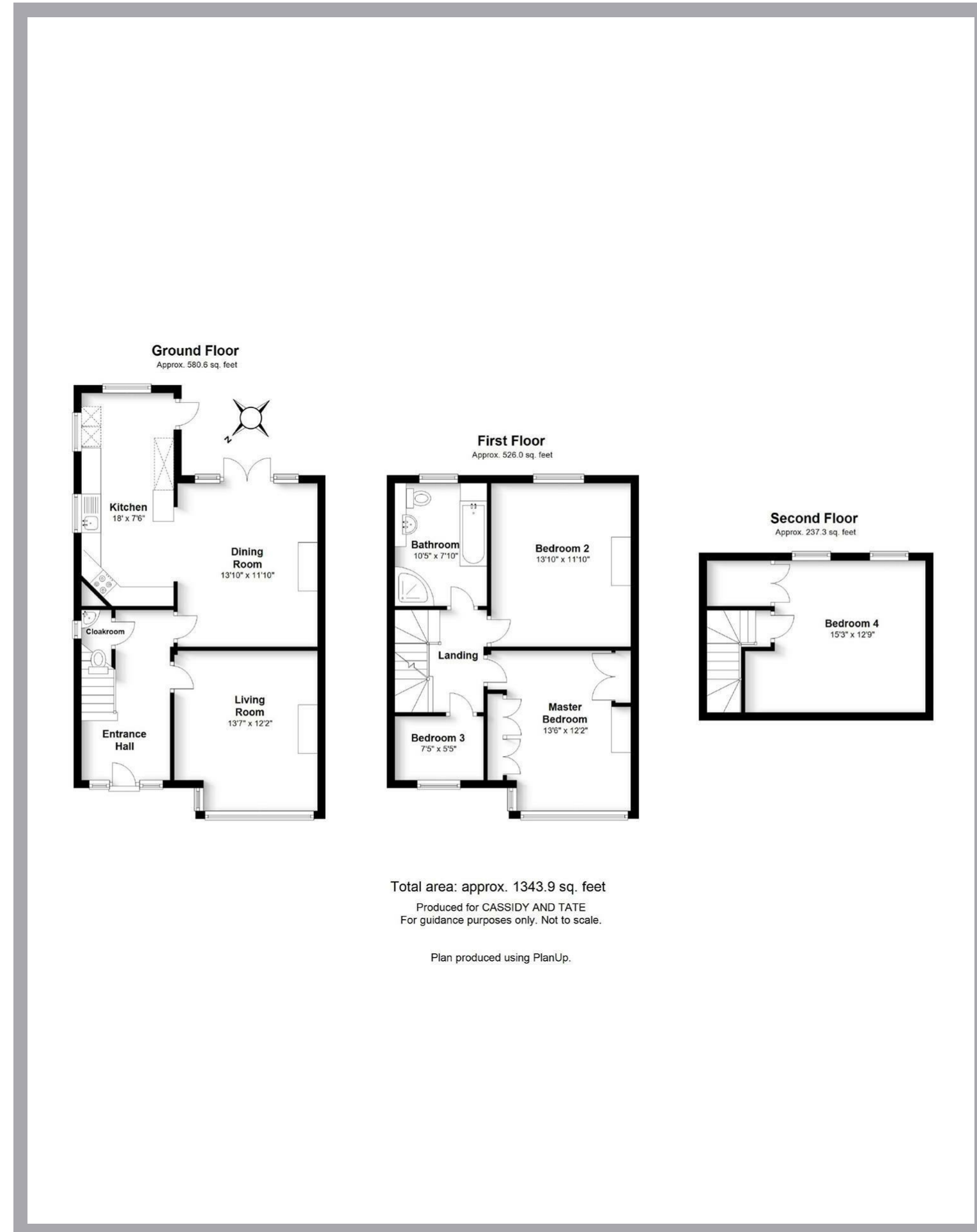
Award Winning Agency

KINGSBURY AVENUE
ST ALBANS
AL3 4TA



All The Ingredients Needed For A Fabulous Lifestyle

A handsome four bedroom semi-detached property displaying charm of the period with all the comforts for the present day. This lovely home is arranged on three levels and comprises spacious living accommodation including two reception rooms, a fitted kitchen, cloakroom, four bedrooms and a family bathroom. The ground floor accommodation affords a particular well thought out design where living spaces can accommodate the growing family perfectly. Character and charming features such as wood flooring, open fireplaces, picture rails and sash style windows are clearly evident and make for cosy, comfortable living areas. The large entrance hall leads to the separate living room and dining room which is open to the kitchen. Two double bedrooms, a single bedroom and a large family bathroom are situated on the first floor. A fourth bedroom can be found on the second floor. Externally the property is further complemented by a lovely enclosed rear garden stocked with a variety of shrubs and plants and two patio areas. Kingsbury Avenue is positioned in a sought after tree-lined road in the heart of the conservation area. The property is ideally located within the catchment of good local schools and close to the picturesque St. Michael's village, the open spaces of Verulamium and the vibrant city centre amenities. The mainline railway station remains a short distance away.



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
- Period Features
- Two Reception Rooms
- Walking To Town Centre
- Four Bedroom Semi Detached
- Split Over Three Levels
- Lovely Condition In & Out
- 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	

