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Cassidy
&Tate
Your Local Experts



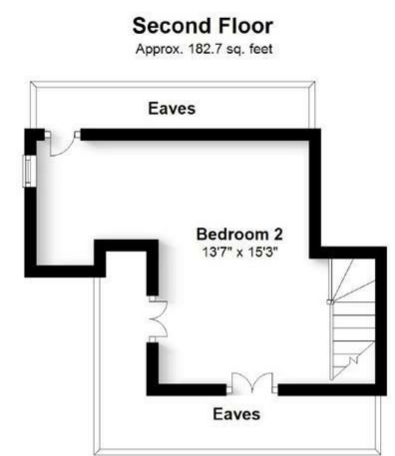
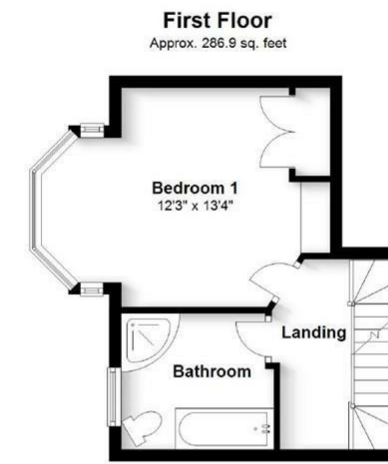
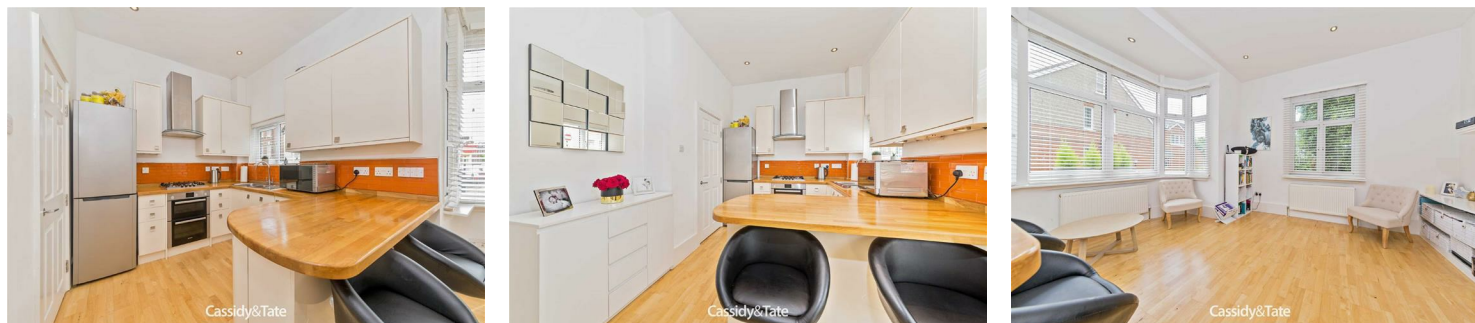
Award Winning Agency

UPTON AVENUE
ST. ALBANS
AL3 5EW



All The Ingredients Needed For A Fabulous Lifestyle

Positioned in a highly sought after location is this mews style, two bedroom end of terraced property with the rare benefit of off road parking. Located to the front of a stunning Edwardian conversion this modern freehold property has been designed with typical Edwardian features such as large windows, high ceilings and feature fireplaces blended together with contemporary fixtures and fittings, creating a bright and airy atmosphere with a comfortable feel. Entry is via an entrance hall giving access to a downstairs cloakroom and door into the open kitchen/lounge/diner. Upstairs on the first floor is a double bedroom with bay window and a bathroom. The second bedroom plus plenty of eaves storage space can be found on the second floor. The property is presented in a beautiful condition throughout with the use of a tasteful decor and good quality fixtures and fittings. Upton Avenue is a highly sought after road which is mainly made up of older similar properties and prove to be popular with families, professionals and commuters who are looking for easy access to highly acclaimed schools, excellent shopping and leisure facilities, and the mainline railway with fast trains into London, St. Pancras.



Total area: approx. 767.0 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

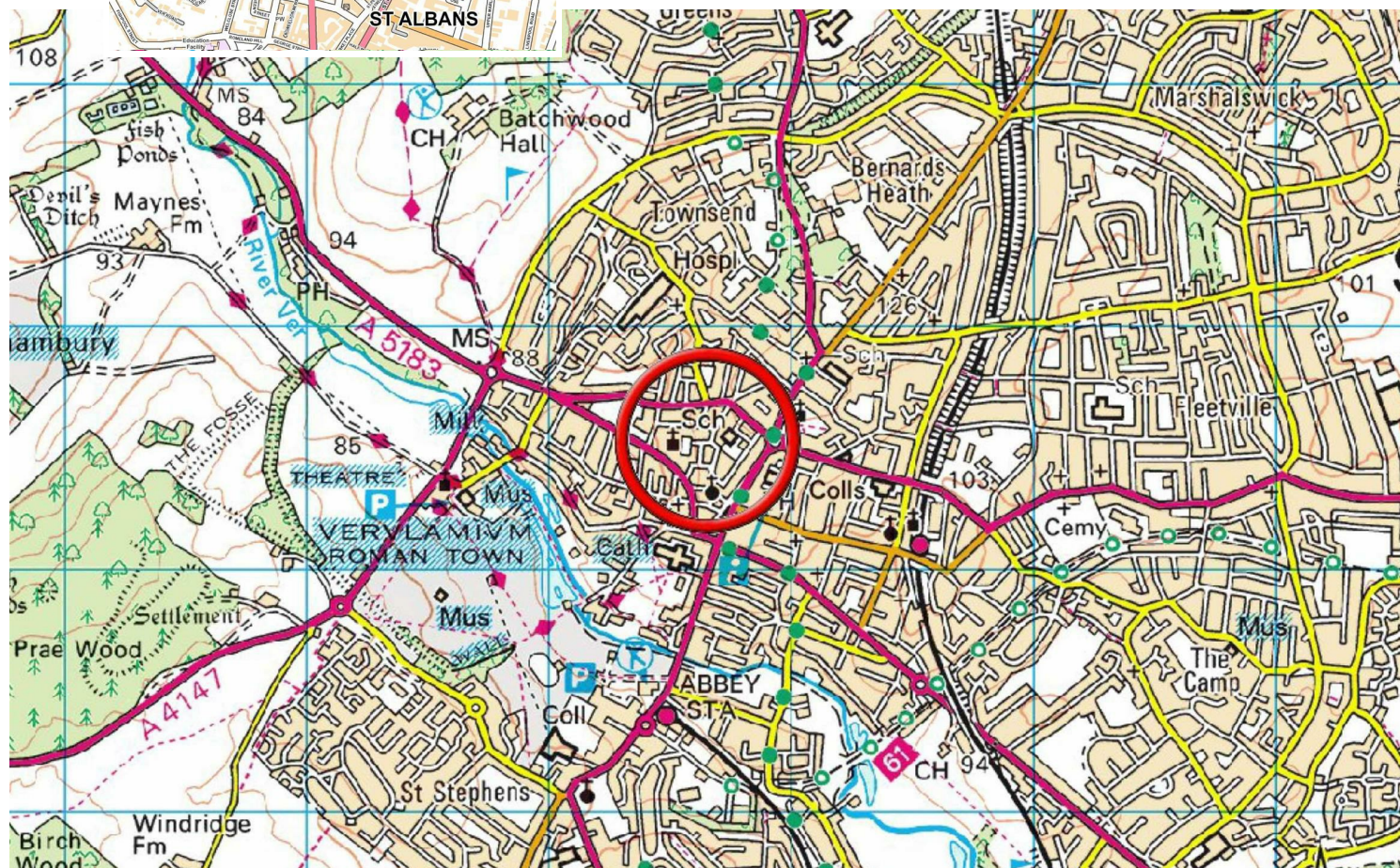
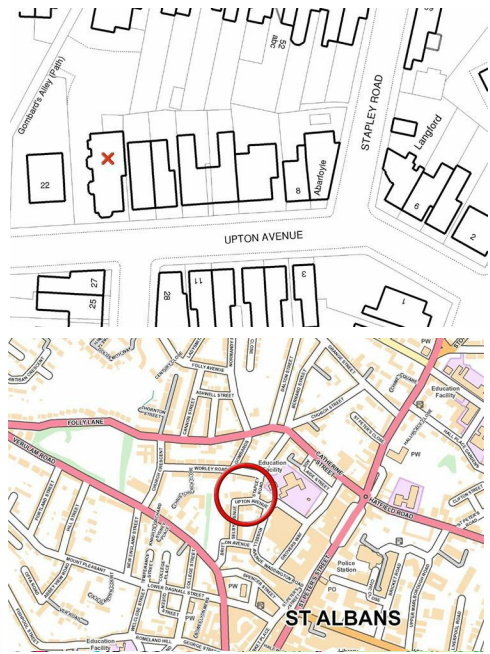
Why Cassidy & Tate

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

- CHAIN FREE
- Two Double Bedrooms
- Downstairs Cloakroom
- Allocated Rear Parking
- Located In City Centre
- Kitchen/Breakfast & Lounge
- Bathroom With Shower Cubicle
- Freehold

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	

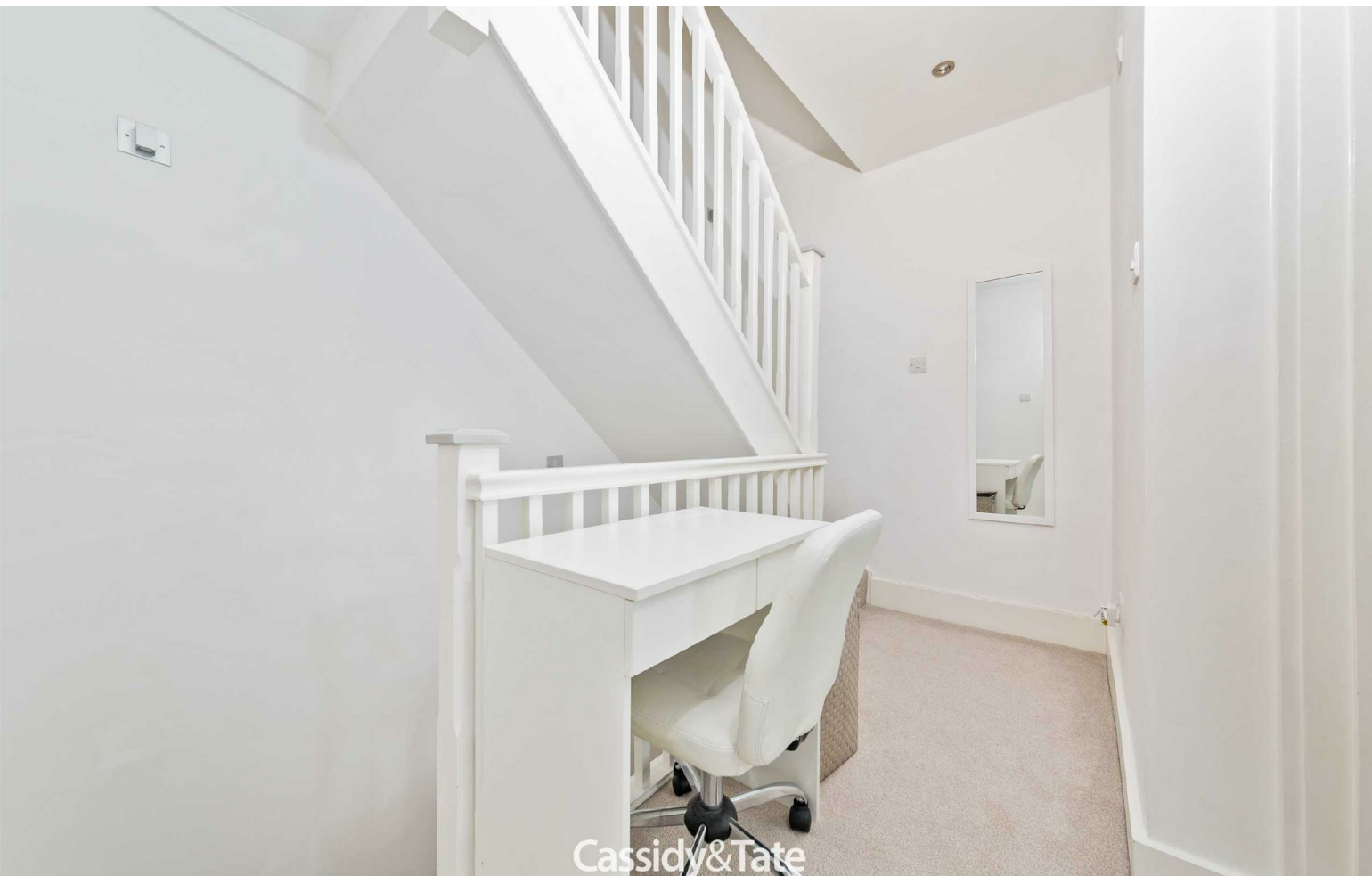
Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO ₂ emissions		
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