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Cassidy
& Tate
Your Local Experts



Award Winning Agency

COLINDALE AVENUE

ST ALBANS

AL1 1JR



Cassidy&Tate

All The Ingredients Needed For A Fabulous Lifestyle

Situated within walking distance of the mainline railway station and close to the city centre itself, is this first floor, three double bedroom maisonette, with the added benefit of a rear garden, an outbuilding and an extended long lease. Presented in a lovely decorative order throughout, the property features well proportioned living accommodation that is cosy and versatile. On the first floor is a comfortable living room with box bay window, picture rails and feature open fireplace. A modern fitted kitchen can fit a table in for dining. Bedroom two also has a feature open fireplace and the family sized bathroom comprises of a four piece white suite. Two further bedrooms, an en-suite and plenty of eaves storage space are located on the second floor. An added bonus to this property is the low maintenance rear garden and an outbuilding which has kitchen cupboards, a sink and a wine cooler. Colindale Avenue is situated just off the London Road, near to many good local amenities including restaurants, cafes, pubs and Odessey Cinema. The mainline railway station, linking St.Albans to London in just under 30 minutes, is approximately 0.4 miles away.



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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

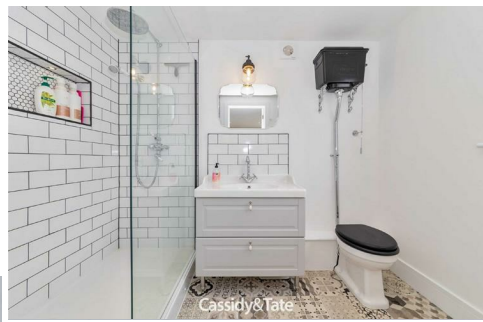
As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team 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



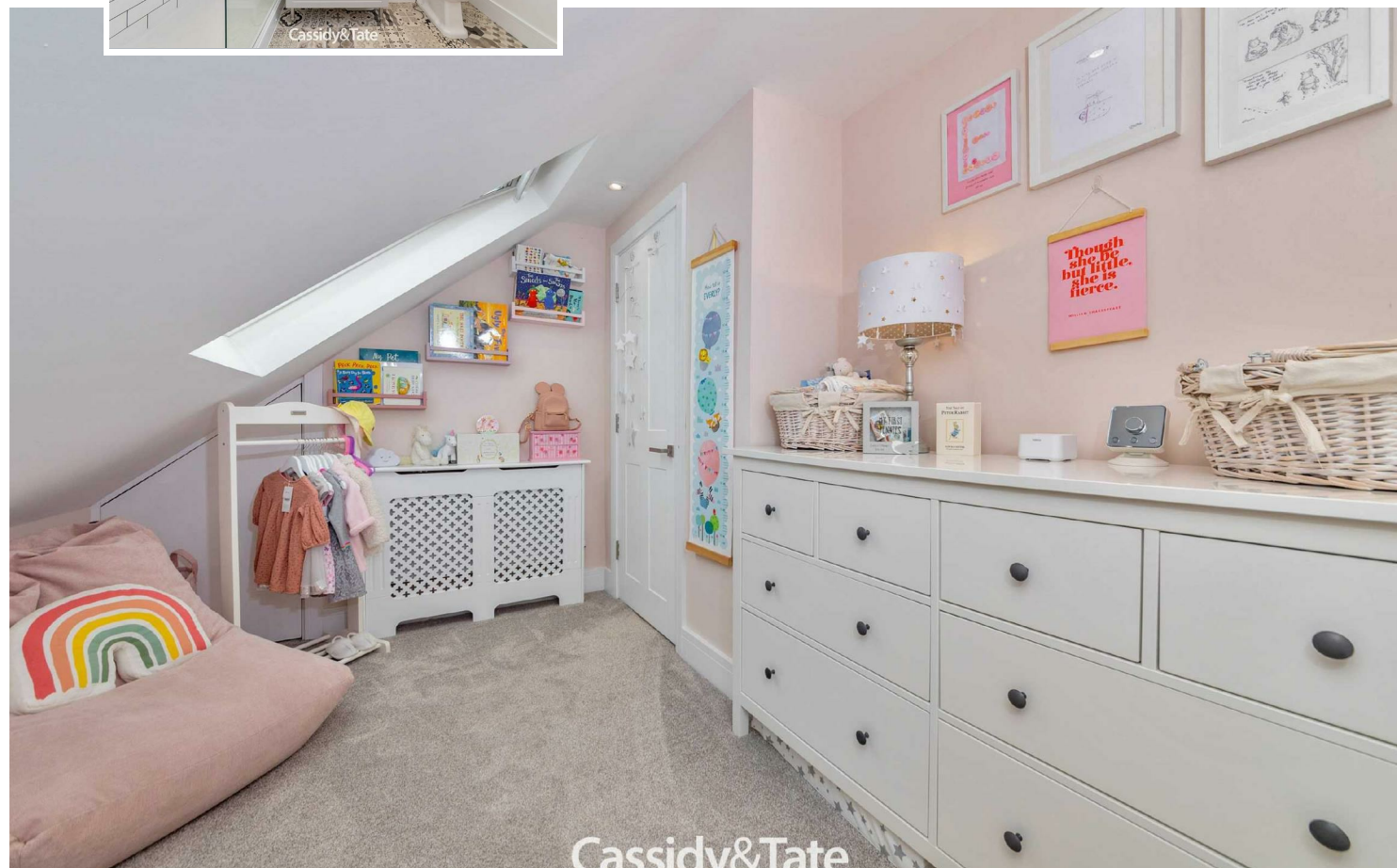
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Specialists in Bespoke Properties

- Excellent Location
- Near To City Centre
- Kitchen/Dining Room
- Rear Garden with Garden Room
- Close To Railway Station
- Three Double Bedrooms
- Family Bathroom & En-Suite
- Extended Lease

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	

