

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

Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

STANLEY AVENUE  
ST. ALBANS  
AL2 3AZ

Price Guide £875,000

EPC Rating: C Council Tax Band:





# All The Ingredients Needed For A Fabulous Lifestyle

More Properties Urgently Required In The Chiswell Green Area For Waiting Buyers. Please Contact Stuart Cassidy on 01727 832383 or Via Email: [stuart@cassidyandtate.co.uk](mailto:stuart@cassidyandtate.co.uk)

Positioned in the charming area of Chiswell Green, this delightful extended detached bungalow on Stanley Avenue offers a wonderful opportunity for those seeking a spacious and versatile home. With its origins dating back to the 1930s, the property exudes character while providing a blank canvas for modern living. The bungalow boasts three inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The three well-proportioned bedrooms provide ample space for relaxation, while the bathroom is conveniently located to serve the household's needs. Set on a large corner plot, this property presents significant potential for further extension, allowing you to tailor the home to your specific requirements stpp. The generous outdoor space is ideal for gardening enthusiasts or for families looking to create a safe play area for children. Being chain-free, this bungalow offers a smooth transition for prospective buyers, making it an attractive option.





# 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



## *Specialists in Bespoke Properties*

- Large Corner Plot
- Chain Free
- Three Bedrooms
- Garden With Potential
- Potential To Extend stpp
- Detached Bungalow
- Large Driveway
- Wider Than Average

Free Online Valuation



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		
Not energy efficient - higher running costs			
England & Wales			
		72	84
		EU Directive 2002/91/EC	



