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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency

FOLLY AVENUE  
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Price Guide £850,000

EPC Rating: D Council Tax Band: E

[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)



# All The Ingredients Needed For A Fabulous Lifestyle

Perfectly positioned in the heart of St Albans on the sought-after Folly Avenue, this beautifully refurbished end-of-terrace period cottage effortlessly blends timeless character with modern family living. Just a short stroll from the vibrant city centre and St Albans City station, this charming home offers stylish accommodation arranged over two floors, creating the perfect balance of convenience, comfort and period charm. Extending to approximately 1011 sq ft, the property has been thoughtfully refurbished throughout to create a bright and versatile home. The accommodation comprises four well-proportioned bedrooms and two modern bathrooms on the first floor, making it ideal for families or those seeking flexible living space. On the ground floor, the property welcomes you with a cosy reception room which flows seamlessly into an impressive open-plan kitchen and dining area overlooking the rear garden. This sociable space provides the perfect setting for entertaining guests or enjoying relaxed evenings at home. The location is truly exceptional, with both St Albans City station and the bustling city centre within comfortable walking distance, offering excellent access to a wide range of shops, cafés, restaurants and everyday amenities. This beautifully presented period cottage offers a rare opportunity to acquire a character home in one of St Albans' most desirable central locations, perfectly suited to buyers seeking charm, style and convenience.



Total area: approx. 1011.2 sq. feet  
Produced for Cassidy & Tate Estate Agents. For guidance purposes, 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



## Specialists in Bespoke Properties

- Period Cottage
- Chain Free
- En-Suite To master
- Walking To Station & Town
- Enclosed Rear Garden
- Fully Refurbished Throughout
- Four Bedrooms
- Two Reception Rooms
- End Of Terrace
- Upstairs Bathroom

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 87        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 63                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



