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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



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

STANLEY AVENUE  
ST. ALBANS  
AL2 3AZ

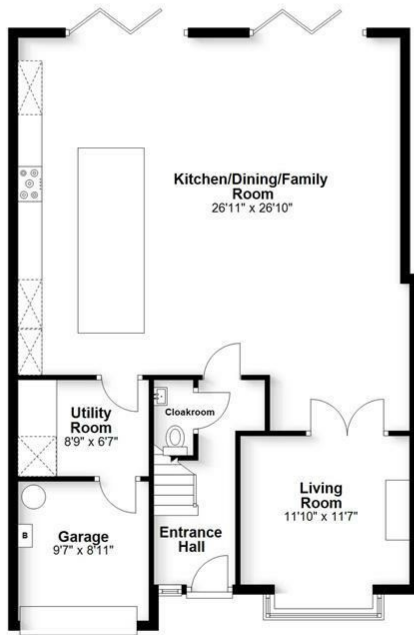
Guide Price £1,195,000

EPC Rating: C Council Tax Band:

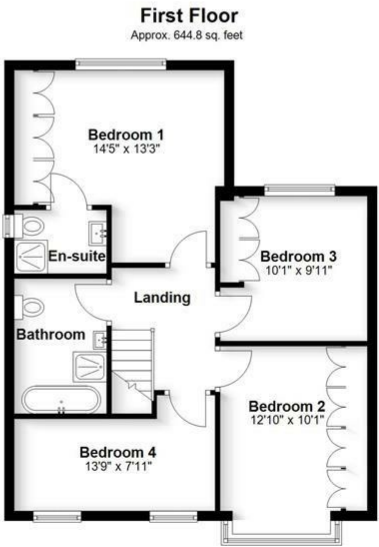


# All The Ingredients Needed For A Fabulous Lifestyle

Located on Stanley Avenue in St. Albans, this tastefully extended house offers a perfect blend of modern design and comfortable living. With four well-proportioned bedrooms, including a luxurious en-suite to the principal bedroom, this property is ideal for families seeking both space and style. As you enter, you are greeted by three inviting reception rooms, providing ample space for relaxation and entertainment. The heart of the home is undoubtedly the open plan kitchen, dining, and living area, which creates a warm and welcoming atmosphere, perfect for family gatherings or hosting friends. The modern design features sleek finishes and an abundance of natural light, enhancing the overall appeal of the space. Step outside to discover a large garden, a delightful retreat for outdoor activities, gardening, or simply enjoying the fresh air. This expansive outdoor area is perfect for children to play or for hosting summer barbecues. Located in the sought-after area of Chiswell Green.



Main area: Approx. 156.3 sq. metres (1682.8 sq. feet)  
Plus outbuildings, approx. 26.6 sq. metres (286.1 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

- Extended Property
- En-Suite
- Four Bedrooms
- Garage
- Large Garden
- School Catchment Area
- Driveway
- Garden Room

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	76	85
EU Directive 2002/91/EC		

