



All The Ingredients Needed For A Fabulous Lifestyle

Situated in a tree-lined road in the sought after Chiswell Green area is this deceptively spacious four bedroom semi-detached chalet bungalow. The interior of this outstanding home is a pleasing meld of modern themes and sophisticated elegance which is clearly evident throughout the property. The versatile floorplan has been cleverly designed with families in mind and comprises of an entrance hall, a family room, 21ft living room open to the 28ft kitchen/diner, a utility room and a downstairs bathroom. Two of the four bedrooms are situated on the ground floor with two additional bedrooms and an en-suite are located on the first floor. The fabulous open plan living room and kitchen/dining room is at the heart of the home. A comfortable environment for family meals or entertaining and the base from which to flow from indoors to out. A sleek modern kitchen and centre island boasts a wealth of cupboard and work top space complemented by good quality appliances whilst a built-in inset wood fire stove is an exceptional centrepiece in the living room. A superb roof lantern in the kitchen provides all year round natural daylight whilst bi-folding doors in both the kitchen and living room open to bring the outdoors in. The family room to the front of the property is the perfect space for private living. A trendy family bathroom serves three of the bedrooms and a fashionable en-suite serves the master bedrooms. The rear garden is as lovely as the inside with a large patio area and steps down to the well tended lawn and flower bed borders. To the front is a driveway providing off road parking for several cars. Stanley Avenue is located close to excellent schools, a doctor's surgery and good local amenities.

STANLEY AVENUE

ST ALBANS
AL2 3AA

Guide Price £765,000

EPC Rating: C Council Tax Band: E





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Specialists in Bespoke Properties

- Outstanding Hi-Spec Property
- Master En-Suite & Bathroom
- Three Reception Rooms
- Large Patio Terrace
- Four Double Bedrooms
- Open Plan Accommodation
- Fully Refurbished Throughout
- Off Street Parking

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		
	77	82
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		
Not environmentally friendly - higher CO ₂ emissions		
	1	1
England & Wales	EU Directive 2002/91/EC	



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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



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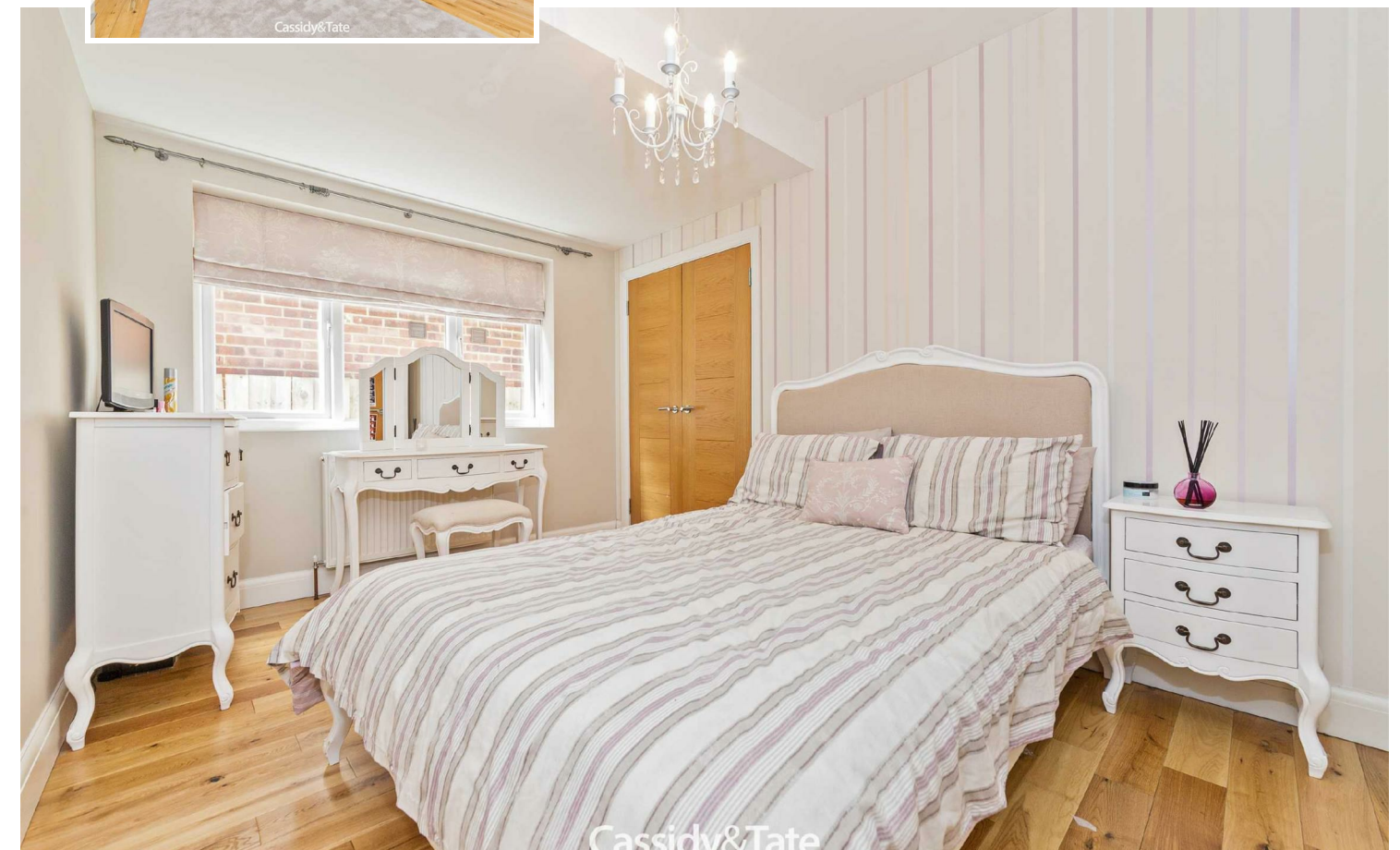


Cassidy&Tate

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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Total area: approx. 1982.2 sq. feet
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For guidance purposes only. Not to scale.

Plan produced using PlanUp.



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Award Winning Agency

