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Cassidy & Tate
Your Local Experts





Award Winning Agency

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# BRIAR ROAD

## ST ALBANS

## AL4 9TH

Price Guide £1,200,000

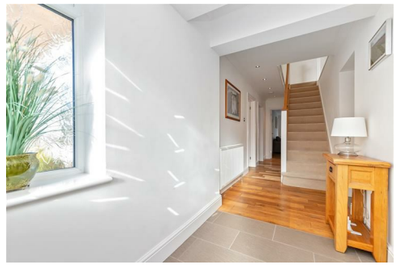
EPC Rating: C  Council Tax Band: F



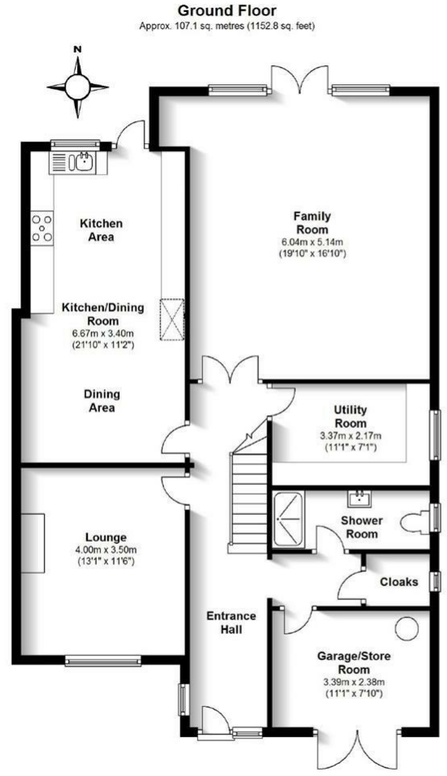
# All The Ingredients Needed For A Fabulous Lifestyle

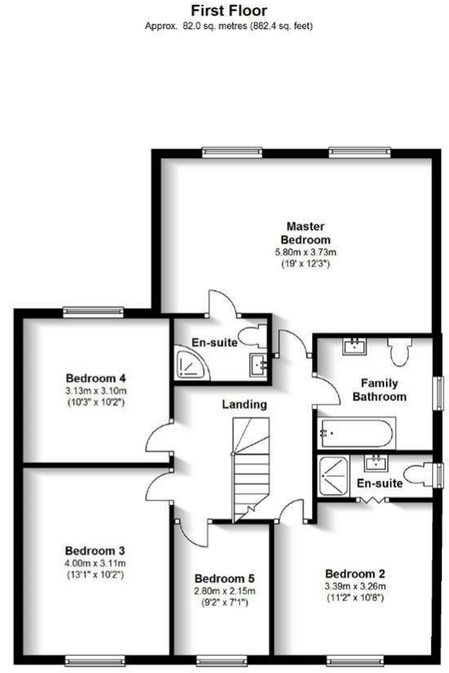
An substantially extended five bedroom semi detached property offers generous accommodation and enjoying a sought after and convenient location in Marshalswick. Thoughtfully and cleverly designed the property features a 21ft kitchen/dining room, a large family room with patio doors opening out onto the large rear garden and a separate living room, Additionally, the ground floor also includes a shower room, utility room, cloaks cupboard and a courtesy door leading to the garage/store room. On the first floor are four double bedrooms, two with en-suites, an additional fifth bedroom/office plus a modern family bathroom. An attractive, mature and large rear garden complements the property further, whilst a block paved driveway to the front provides off road parking for several cars. Briar Road is a highly sought after road situated in the popular Marshalswick Area, within close proximity to excellent schools. The bustling Quadrant Shopping Centre is just a short walk away, offering a variety of shops and amenities to cater to your everyday needs.








Total area: approx. 189.1 sq. metres (2035.2 sq. feet)

For guidance purposes only. Not to sacale.
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.



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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*

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



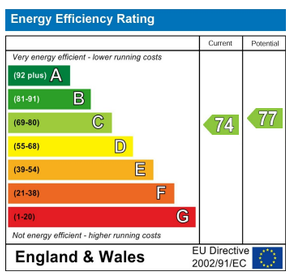






## *Specialists in Bespoke Properties*

- Five Bedroom Home
- Popular Location
- Kitchen/Dining Area
- Large Garden
- Generous Accommodation
- Two En-Suites
- No Upper Chain
- Marshalswick Location

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