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Cassidy
&Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

FERNLEYS
ST ALBANS
AL4 9UT

Guide Price £625,000

EPC Rating: G Council Tax Band: E



Cassidy&Tate

All The Ingredients Needed For A Fabulous Lifestyle

This deceptively spacious three double bedroom semi detached property is available with no upper chain and would make the perfect family home as it is situated in a most sought after road in the popular area of Marshalswick near favoured schooling and has room dimensions that are not only ample in size but designed to provide flexible and practical accommodation for everyday living. Internally the property has undergone improvements throughout and accommodation comprises of a modern white fitted kitchen with new appliances, a downstairs cloakroom, and a 19ft open plan lounge/diner with double doors leading to the conservatory. Upstairs the master bedroom has an en-suite shower room and a walk-in wardrobe, whilst the remaining two bedrooms are served by the family bathroom. Externally the property features a private and mature rear garden and to the front a driveway provides off road parking which in turn leads to the garage. Further benefits include gas central heating, double glazing and a brand new boiler. Fernleys is positioned in a lovely cul de sac location within the catchment of excellent schools and good local amenities. St. Albans city centre and mainline railway station is close by.



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Ground Floor
Approx. 839.3 sq. feet

First Floor
Approx. 397.6 sq. feet

Total area: approx. 1236.9 sq. feet

Produced for Cassidy & Tate Estate Agents
For guidance purposes only. 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

- Semi Detached Property
- Three Double Bedrooms
- Master Bedroom En-Suite
- No Upper Chain
- Two/Three Reception Rooms
- Conservatory
- Near Popular Schools
- Garage & 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	1	1
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



