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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

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AL1 3XQ

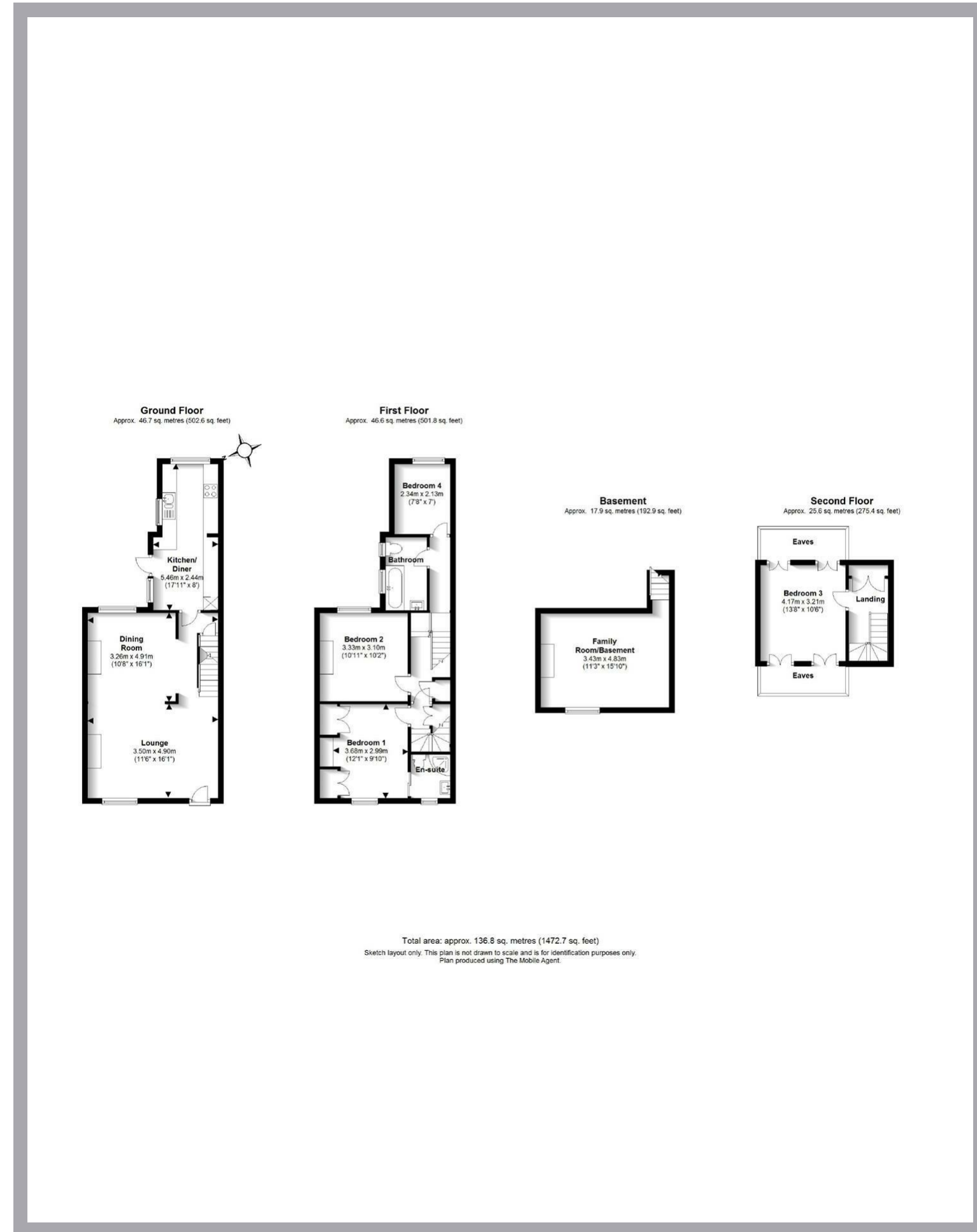
Price Guide £550,000

EPC Rating: G Council Tax Band: TBC



All The Ingredients Needed For A Fabulous Lifestyle

This deceptively spacious Period home was built circa. 1858 and is the perfect example of combining modern day living with a wealth of character and charm from years gone by. The interior has been sympathetically refurbished to perfectly blend both luxury and period features such as stunning fire places. Accommodation is arranged over four levels and comprises two large reception rooms, a family room, a stylish fitted kitchen, master bedroom with en suite, three further bedrooms, a beautiful family bathroom suite, off road parking and a well established garden. The property is ideally situated for reputable schooling, a short distance from St. Albans historical City Centre and access to the mainline train station where a frequent service runs to St. Pancras Kings Cross. Links to the national motorway network and all London Airports are easily accessible from the location of the property with connections to the M25, M1 and A1 being a short drive away.



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

- Four Bedrooms
- Three Reception Rooms
- City Centre Location
- Off Street Parking
- En Suite To Master
- Period Features Throughout
- Ideal For City Station
- South/East Facing Garden

| 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 | |



