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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



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

FERNLEYS  
ST ALBANS  
AL4 9UT

Price Guide £650,000



## All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are delighted to offer to the market a three bedroom semi-detached family home situated in a sought after road in the popular area of Marshalswick and being sold with the added benefit of no upper chain. The property has had a double storey extensions and offers good sized room dimensions that are designed to provide flexible and practical accommodation for everyday living. On the ground floor is an entrance porch open to the entrance hall, a downstairs cloakroom, a 15ft dining room which is open to the living room positioned to the rear of the property and open to the kitchen which is located to the front of the property. Upstairs is a master bedroom complete with en-suite, two further double bedrooms and a family sized bathroom. Externally the property enjoys a southerly aspect and private enclosed rear garden. To the front of the property is a hardstanding driveway providing off road parking for several cars which in turn leads to the garage. Fernleys is positioned in a lovely cul de sac location within the catchment of excellent schools and good local amenities found at the Quadrant parade. St. Albans city centre and mainline railway station is close by.



Total area: approx. 1019.9 sq. feet

Produced for CASSIDY AND TATE  
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



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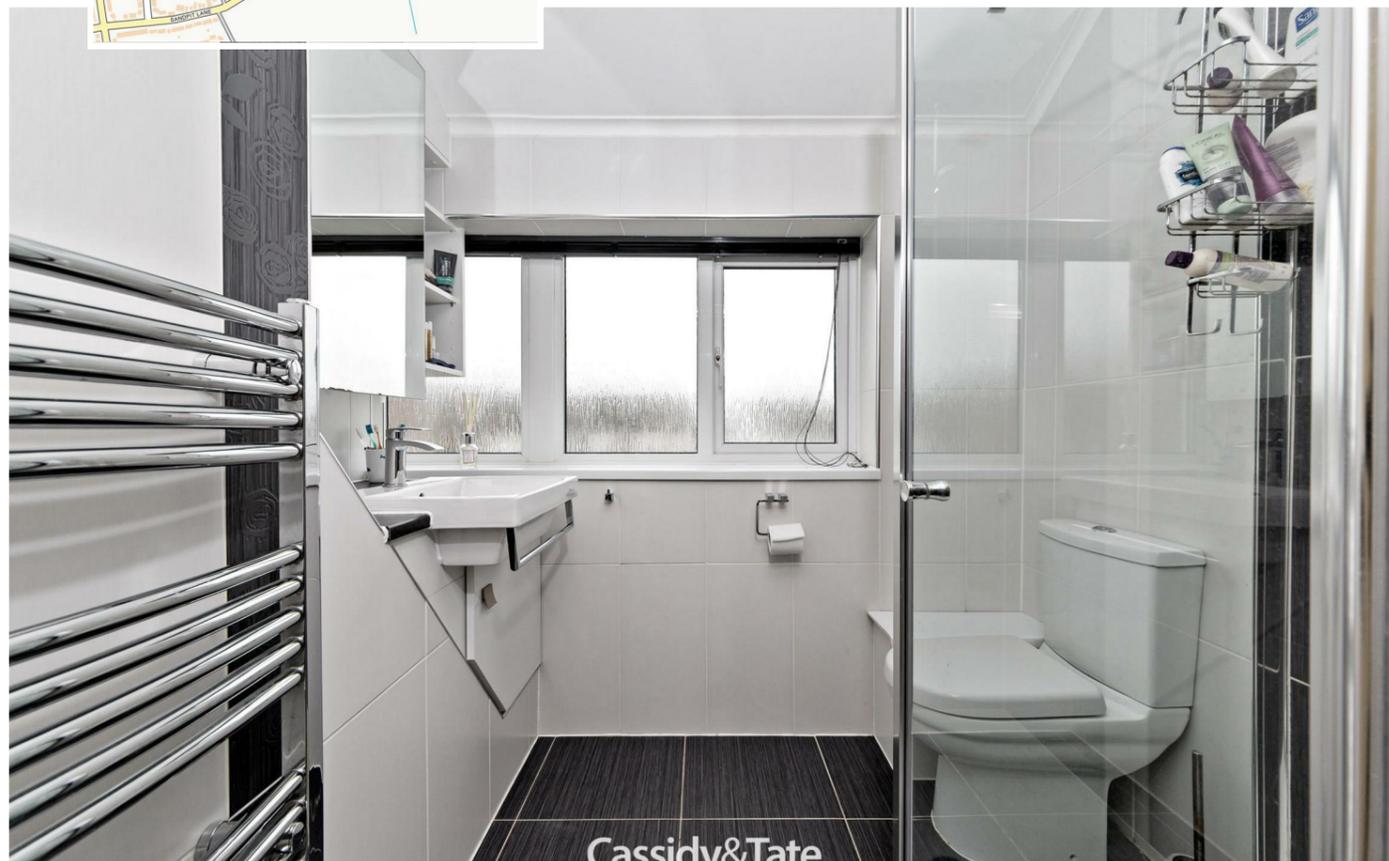


## Specialists in Bespoke Properties

- Located in Marshalswick
- Three Double Bedrooms
- Double Storey Rear Extension
- Garage & Parking
- Semi Detached
- Master Bedroom En-Suite
- Family Size Garden
- Chain Free

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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