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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

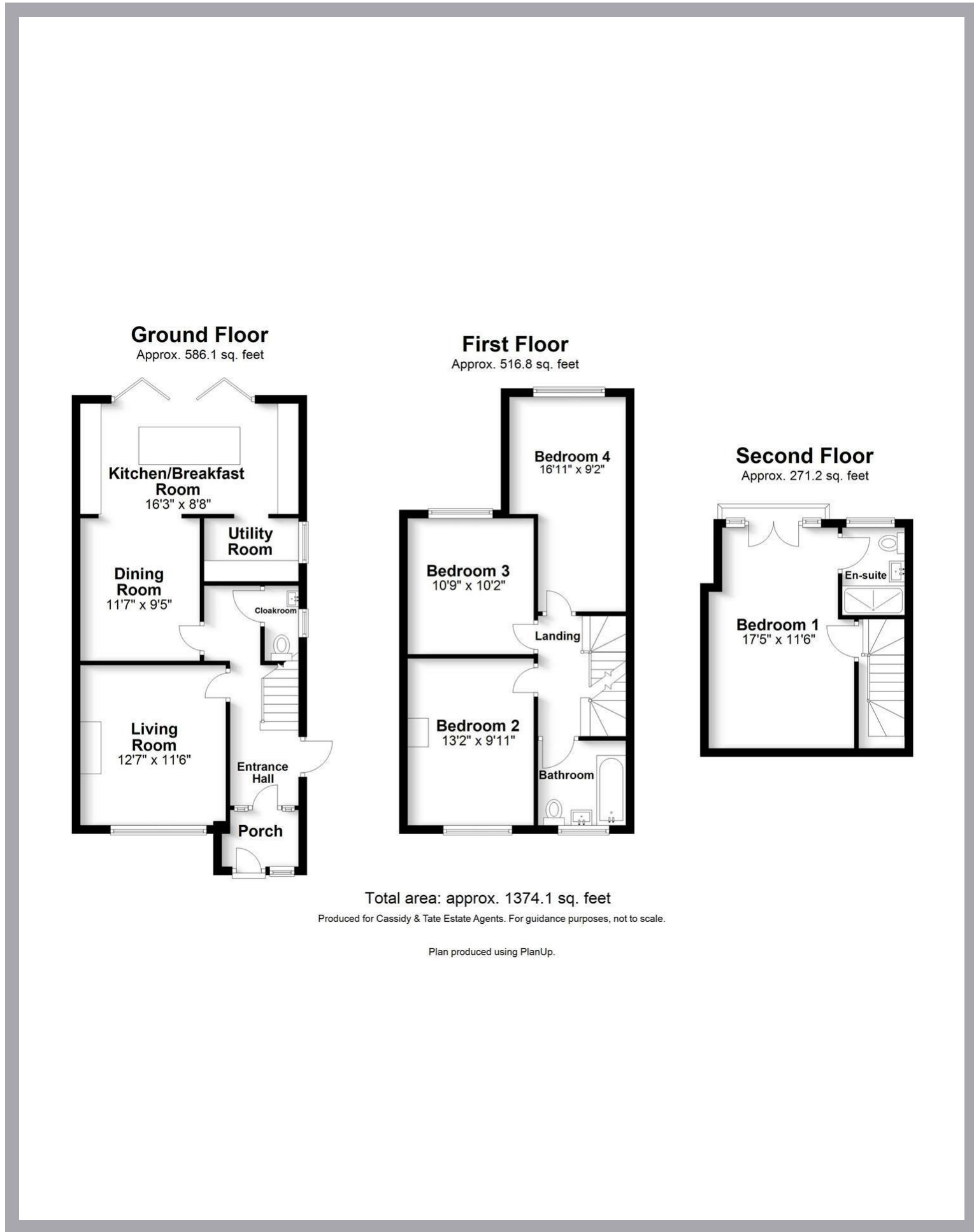
BRIAR ROAD
ST. ALBANS
AL4 9TH

Price Guide £935,000



All The Ingredients Needed For A Fabulous Lifestyle

Welcome to Briar Road, St. Albans - a charming semi-detached house nestled in the prime Marshalswick location. This property boasts a spacious 1,374 sq ft of living space, perfect for a growing family. As you step inside, you'll be greeted by two inviting reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. With four generously sized bedrooms, there's plenty of space for everyone to enjoy their own private sanctuary. The property features two modern bathrooms, ensuring convenience for the whole household. Dating back to the 1930s/1950s, this home has been fully refurbished throughout, blending classic charm with contemporary comforts seamlessly. One of the standout features of this property is its proximity to the prestigious Sandringham school, making it an ideal choice for families with school-going children. Additionally, the large family garden provides the perfect outdoor space for children to play or for hosting summer gatherings with friends and family. Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and experience the allure of Briar Road for yourself.



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

- Walking To Sandringham
- Over Three Levels
- Open Plan Accommodation
- Off Street Parking
- Fully Refurbished Throughout
- Four Double Bedrooms
- Large Family Garden
- Nash Semi Detached

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			
England & Wales		70	83
		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			
England & Wales			
		EU Directive 2002/91/EC	

