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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

SPRINGWOOD WALK

ST. ALBANS

AL4 9UN

Guide Price £1,000,000

EPC Rating: G Council Tax Band: E



All The Ingredients Needed For A Fabulous Lifestyle

A largely extended four bedroom semi detached family home of generous proportions situated in a very desirable cul-de-sac location. The property offers particularly well thought out accommodation providing versatile rooms for entertaining whilst also providing comfortable living spaces designed for families. A kitchen/breakfast room connects with the dining room while also offering a utility and cloakroom. The living room to the front of the property allows for a separate room in addition to the rear family room that connects via internal folding doors. The first floor accommodates four bedrooms which are served by the family bathroom and an en-suite to bedroom one. A lovely mature rear garden complements the property further where a patio area provides the perfect space for dining 'al fresco'. To the front of the property is a driveway providing off road parking which in turn leads to the garage. Springwood Walk is in the popular Marshalswick area. A most favourable road as it is within the catchment of excellent primary and secondary schools.



Ground Floor

Approx. 874.7 sq. feet



First Floor

Approx. 768.5 sq. feet



Total area: approx. 1643.1 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.

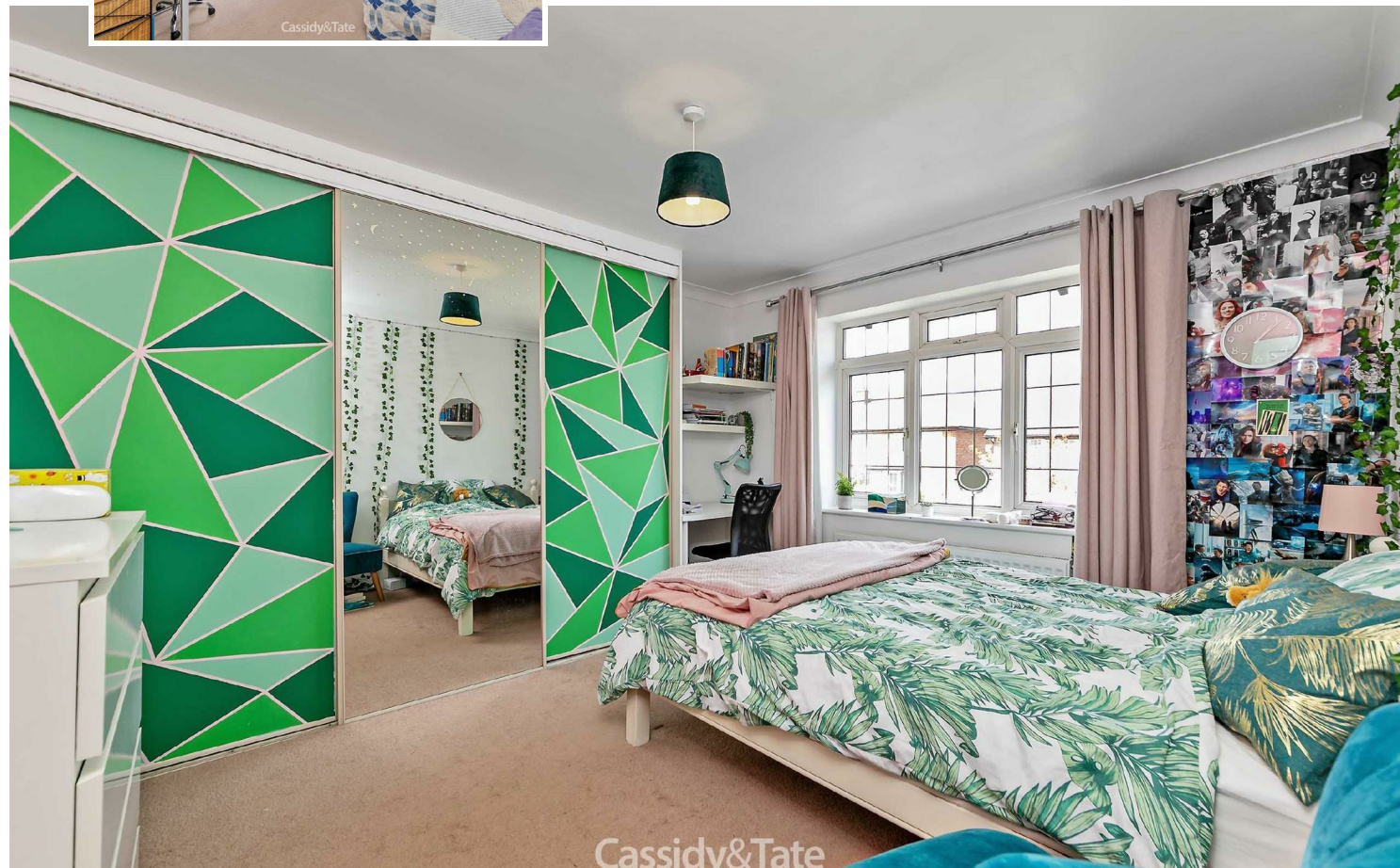
Your Local Property Experts

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

- Located In Marshalswick
- Four Bedrooms
- Kitchen/Breakfast Room
- Double Storey Extension
- Large Nash Semi Detached
- En-Suite, Cloak & Bathroom
- Three Reception Rooms
- 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	



