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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency

SLIMMONS DRIVE

ST ALBANS

AL4 9AW



## All The Ingredients Needed For A Fabulous Lifestyle

Vastly extended and refurbished to a good standard throughout, this substantial four double bedroom semi detached has been intelligently designed for every day living whilst also providing a sophisticated environment for entertaining. The property offers spacious and well presented living spaces that interconnect and flow well. Downstairs there is a 20ft lounge with patio doors that open out bringing the outdoors in, a well proportioned kitchen/breakfast room which flows seamlessly through to the dining room, a utility room and a cloakroom. The flexible living accommodation continues to the first floor with four bedrooms, en-suite to master bedroom and a family bathroom. Externally, the property is complemented by a well tended, south facing rear garden and a useful workshop, and to the front, a driveway. Situated in the highly regarded Marshalswick area, this home is perfectly located for families looking to place their children into good local schools.



Total area: approx. 141.7 sq. metres (1525.1 sq. feet)  
Sketch layout only. This plan is not drawn to scale and is for identification purposes only.  
Plan produced using The Mobile Agent.

# 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

- Ideal For Popular Schooling
- Four Bedrooms
- Cloakroom
- Approx 80ft Rear Garden
- Four Reception Rooms
- En-Suite To Master
- Utility Room
- Driveway Parking

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

