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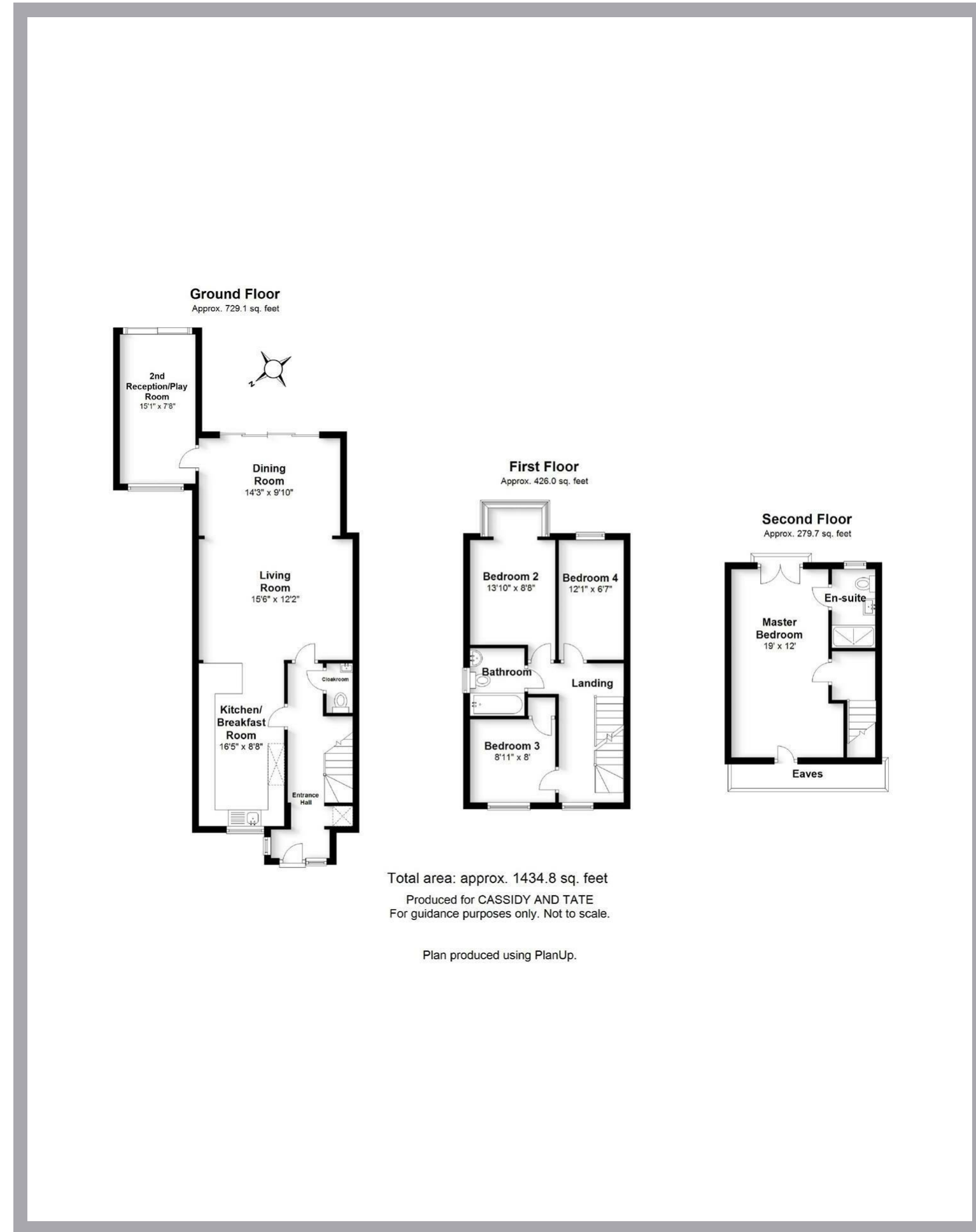
Guide Price £725,000

EPC Rating: G Council Tax Band: E



# All The Ingredients Needed For A Fabulous Lifestyle

Situated in the highly sought after area of Marshalswick and offering a contemporary way of living is this attractive four bedroom semi detached property, presented in beautiful decorative order throughout. Arranged on three floors, this home will appeal to any potential family looking for flexible and practical living accommodation, especially for those looking for open plan living. Good sized accommodation comprises of an entrance hall, open plan kitchen/dining/family room, downstairs cloakroom, 2nd reception/play room, three of the four bedrooms and a bathroom are situated on the first floor, and master bedroom with en-suite can be found on the second floor. Refurbished to an immaculate condition using a range of high quality fixtures and fittings, the present owners have created a light filled home. Polished tiles with under floor heating flows throughout the whole of the ground floor. The kitchen area is fitted with modern high gloss wall and base units complemented by contrasting splashbacks and Neff appliances. The family area offers a comfortable space while still having that cosy feel, the dining area is saturated in natural light from bi-folding doors and ceiling skylights. A door from the dining area leads to a dual aspect 2nd reception/play room. The cloakroom, family bathroom and en-suite are all fitted with high quality sanitary ware complemented beautifully by wall and floor tiling and chrome fittings. Outside is a lovely as the inside where a pretty south east landscaped rear garden is the perfect setting for dining 'al fresco'. A generous sized patio leads to an artificial lawn, flower bed borders and a summer house/office equipped with power and light. To the front the property offer private off street parking. Marshalswick is a favoured area as it is within the catchment of excellent schools and close to good local amenities.



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

- Fully Refurbished Throughout
- Master Bedroom En-Suite
- Kitchen/Living/Dining Room
- Downstairs Cloakroom
- Four Bedrooms
- Open Plan Accommodation
- Study/Office/Play Room
- School Catchment Area

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	



