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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency

SPRINGWOOD WALK

ST. ALBANS

AL4 9UN



## All The Ingredients Needed For A Fabulous Lifestyle

A superb four bedroom family semi detached home of generous proportions situated in a very desirable cul-de-sac location in Marshalswick. The property offers particularly well thought out extended accommodation providing versatile rooms for entertaining whilst also providing comfortable living spaces designed for families. There is a stunning kitchen/diner/family room with bi fold doors to the rear overlooking the south facing garden. A study/bedroom 4 to the front of the property allows for a flexible ground floor room in addition to the separate lounge. On the first floor there are three bedrooms which are served by a luxury family bathroom. In addition, there is a converted loft area currently used as a bedroom.

A large mature south facing rear rear garden complements the property further where a lovely decked 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 a pretty cul de sac situated in the popular Marshalswick area of St. Albans. A most favourable road as it is within the catchment of excellent primary and secondary schools to include Sandringham and is in close proximity of the many 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

- Superb Family Home
- Versatile Accommodation
- Kitchen/Diner/Family Room
- Sandringham Catchment
- Marshalswick Location
- Scope to Extend
- South Facing Garden
- Garage & 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>		
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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

