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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

BARNFIELD ROAD
ST ALBANS
AL4 9UD

Guide Price £900,000

EPC Rating: D Council Tax Band: E



All The Ingredients Needed For A Fabulous Lifestyle

Nestled on Barnfield Road in this historic city's charming Marshalswick family area, this semi-detached Nash-built home offers an excellent opportunity for those seeking a spacious family home. The property features three well-proportioned reception rooms with a generous 1,193 square feet of living space, perfect for entertaining guests and family time. The three bedrooms provide ample first-floor accommodation. This post-war home has been extended across the rear, allowing for additional living space and a larger kitchen. It boasts a vast, well-stocked garden ideal for gardening enthusiasts or families looking for a safe outdoor area for children to play. The property requires updating, presenting a fantastic chance for buyers to personalise the space to their taste and style. Parking is a significant advantage here, with space available for up to four vehicles, ensuring convenience for families or those with multiple cars. The location is particularly appealing, as it falls within the catchment area for the highly regarded Sandringham School, making it an excellent choice for families prioritising education. Additionally, residents will appreciate the short walk to the Quadrant shopping centre, which offers a variety of shops and amenities, enhancing the overall convenience of this lovely neighbourhood. St Albans city centre is within walking distance or a short drive, and here you will find an abundance of eateries, boutique shops and a fast mainline station to Kings Cross and St Pancras International.



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

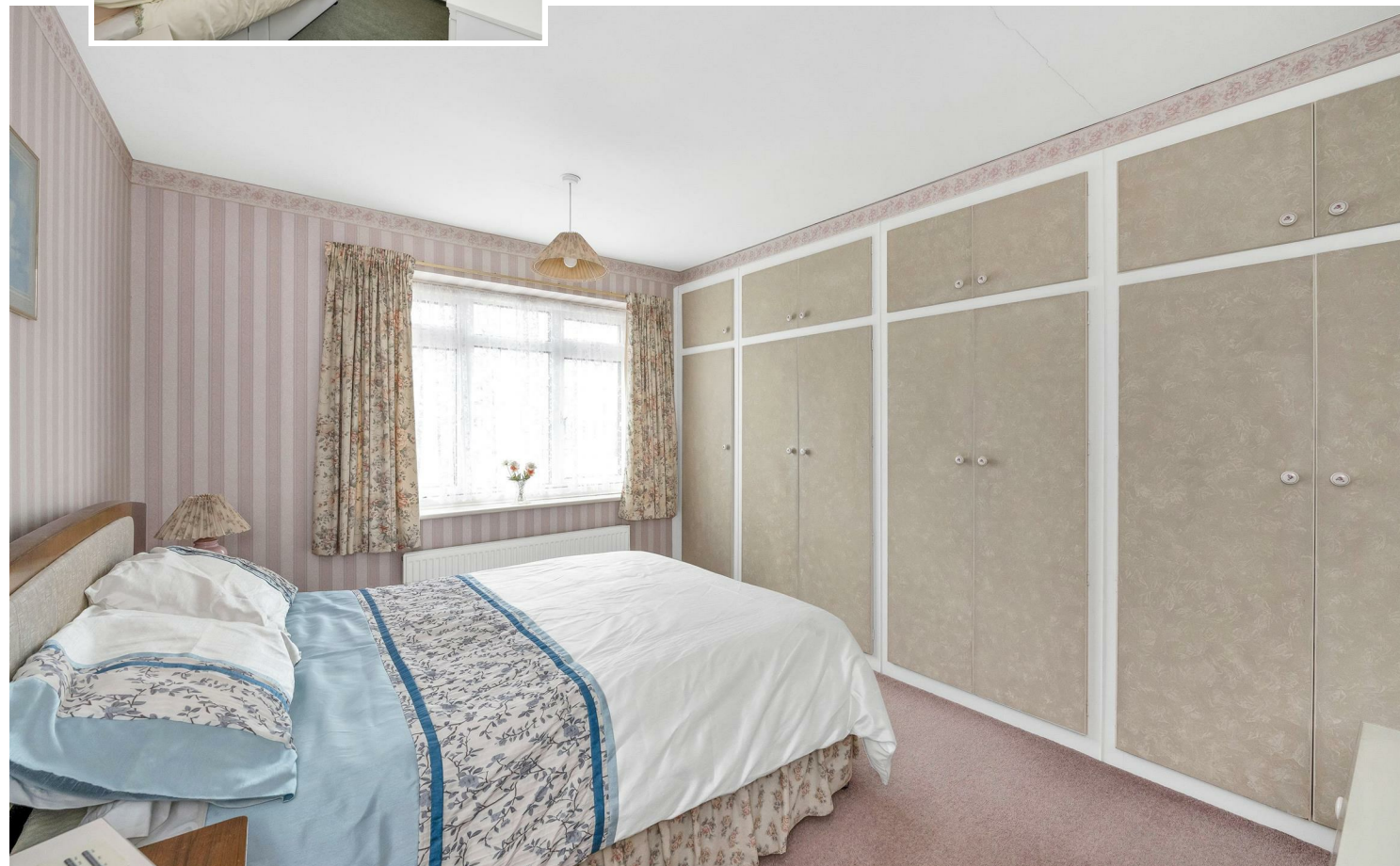
Why Cassidy & Tate

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

- Three Bedroom Nash Semi
- Extended with Further Potential
- Large Garden
- Garage & Own Drive
- Walk to Shops
- Sandringham School
- Council Tax Band : E
- Energy Certificate: TBC

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	
64	78
EU Directive 2002/91/EC	
England & Wales	

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	
EU Directive 2002/91/EC	
England & Wales	

