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London SW1X 0BD
020 7629 9966
26@theknightsbridgeoffice.co.uk

Cassidy & Tate
Your Local Experts

Award Winning Agency

www.cassidyandtate.co.uk

MARSHALSWICK LANE

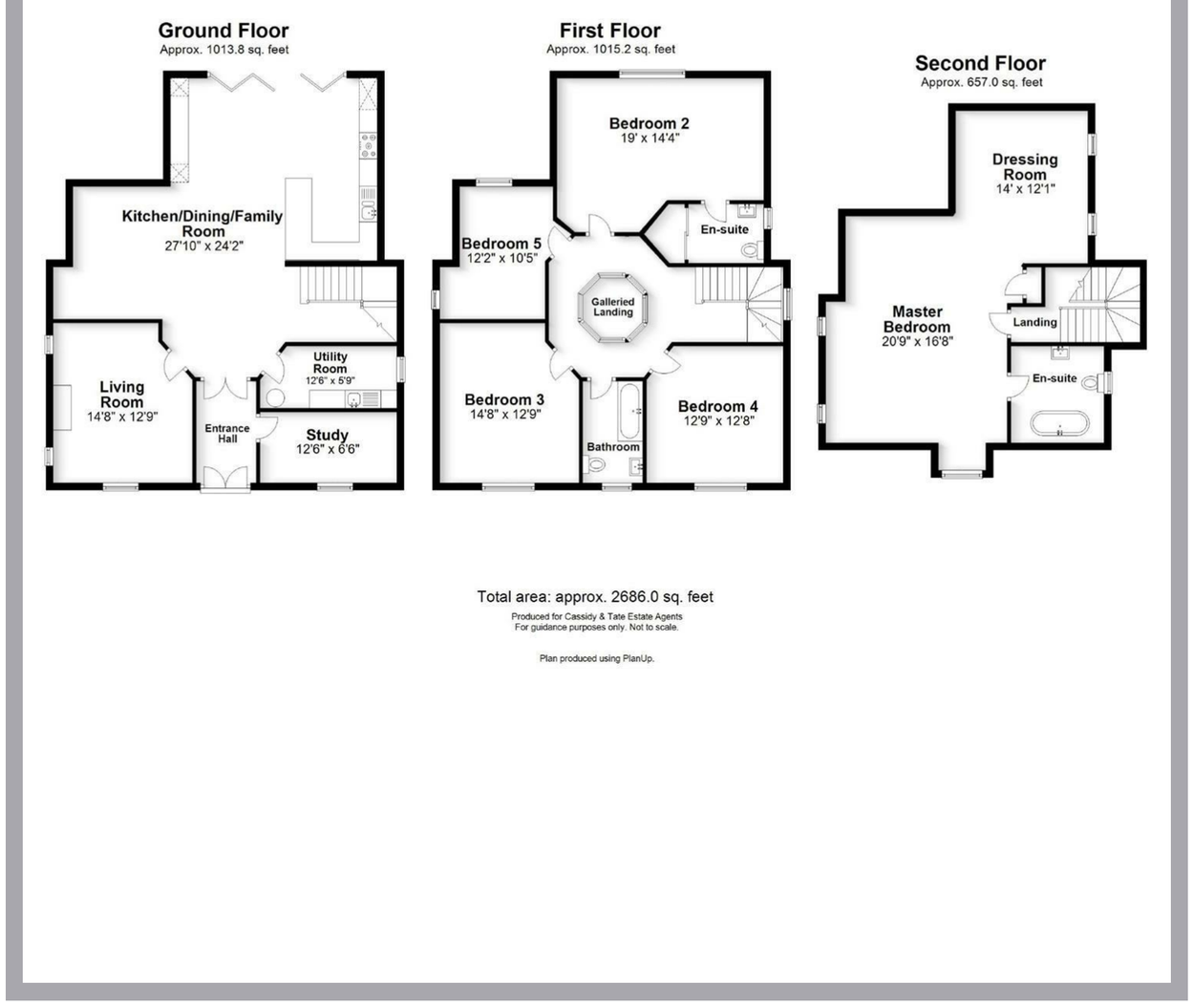
ST ALBANS

AL1 4UR

Price Guide £1,500,000

All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are delighted to offer to the market a spacious and unique five double bedroom, double fronted house that spans in excess of 2600 sq ft and over three floors. This family home has been intuitively crafted to create a modern detached residence, offering flexible living accommodation for busy family lifestyles whilst also providing ample entertaining space. Upon entering through double doors you are welcomed by the elegant reception area where a fabulous octagonal galleried landing allows for a bright and airy feel. Immediately from the reception area is the hub and heart of the home, a superb open plan kitchen/dining/family room which is spacious but yet still allows for intimate living, and the base from which to flow from inside to outside via bi-folding doors. Also on the ground floor is a separate living room, a perfect setting to unwind, a study and a useful utility room. On the first floor are four bedrooms, one of which has its own en-suite and the stylish family bathroom. The master bedroom, plus dressing room and en-suite can be found on the second floor. Externally is a low maintenance rear garden with a large garden office which has been partitioned into two. To the front is a driveway providing off road parking for several cars. Marshalswick Lane is a favoured address as it is within the catchment of excellent schools, close to good local amenities and near to the mainline railway station and the city centre.



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.

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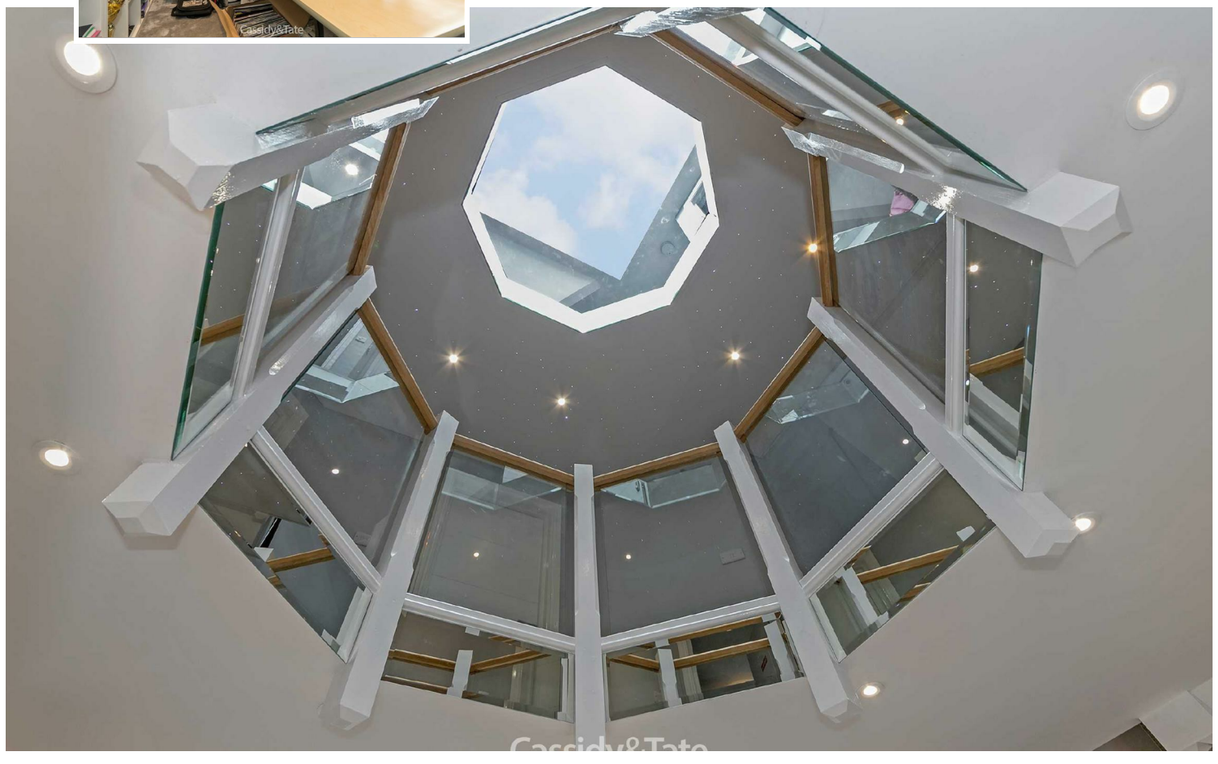
Perfect Fusion of Location And Way of Living



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.

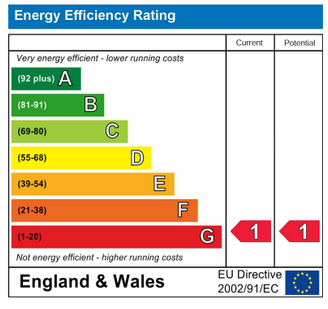
We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

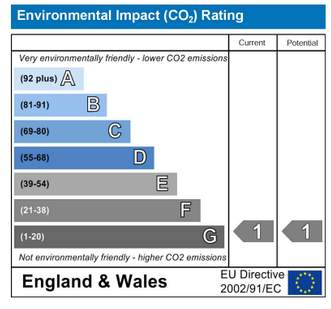
Your Local Property Experts

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

- Modern Dwelling
- Five Double Bedrooms
- Large Family Garden
- Split Over Three Floors
- Detached House
- Two En-Suites & Bathroom
- Open Plan Accommodation
- Separate Lounge & Study





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