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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

MARSHALSWICK LANE

ST ALBANS

AL1 4XA

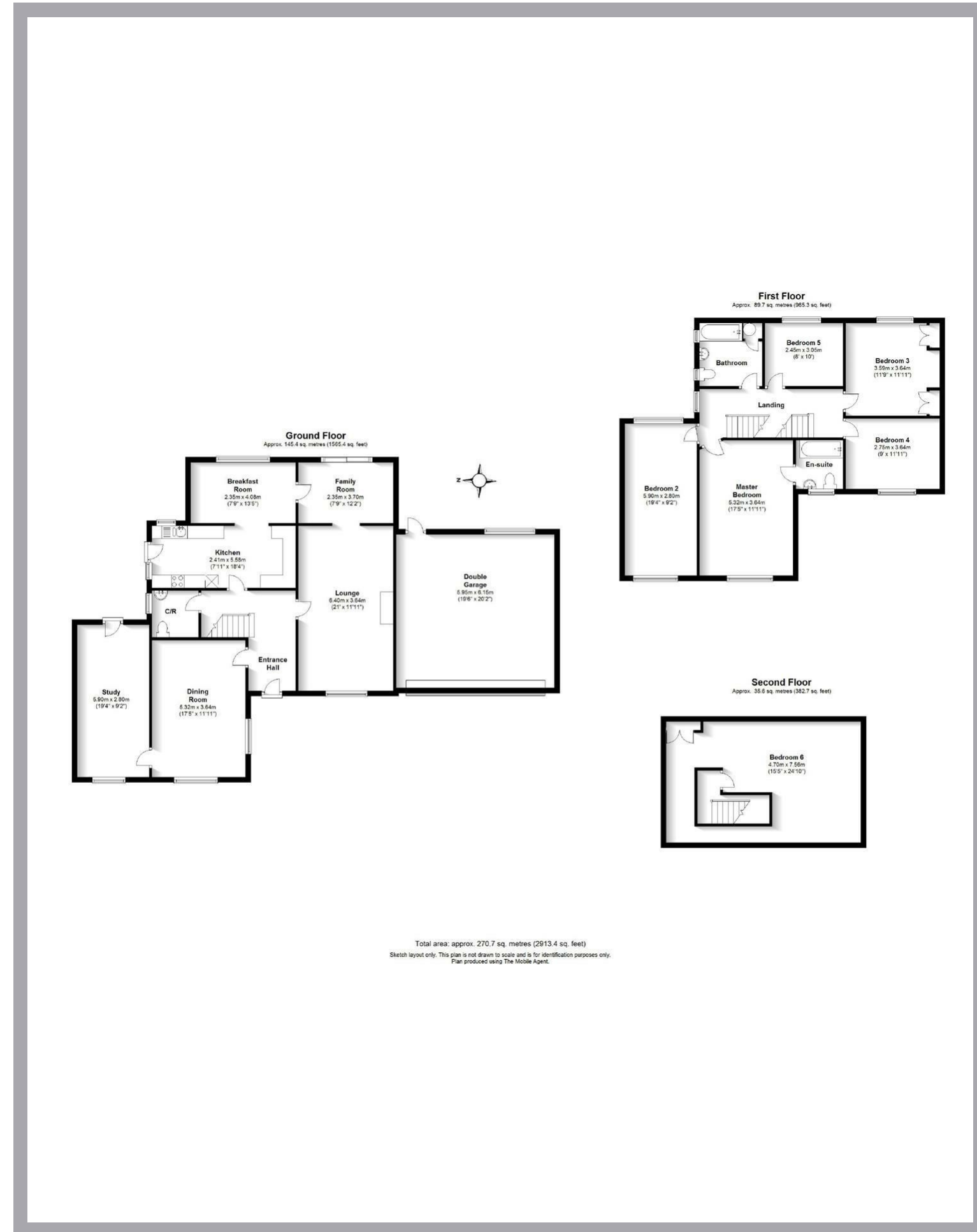
Price £1,100,000

EPC Rating: G Council Tax Band: G



All The Ingredients Needed For A Fabulous Lifestyle

A fine detached six bedroom, five reception room, family home of generous proportions, arranged over three floors and proudly sitting on one of St Albans prime locations. The property offers particularly well thought out accommodation that interconnects and flows well providing versatile rooms for entertaining whilst also providing easy living spaces to suit any potential family. To the front of the property is the formal dining room, a study and a welcoming and comfortable lounge with fireplace. To the rear you will find a fitted kitchen/breakfast room and family room both with views to the garden. Upstairs, is a master bedroom complete with en-suite, five additional bedrooms and a family bathroom. The sixth bedroom can be found on the second floor. A well tended family rear garden, a carriage driveway to the front which in turn leads to the double garage, further complements this property. Marshalswick Lane is conveniently located for highly acclaimed schools.



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

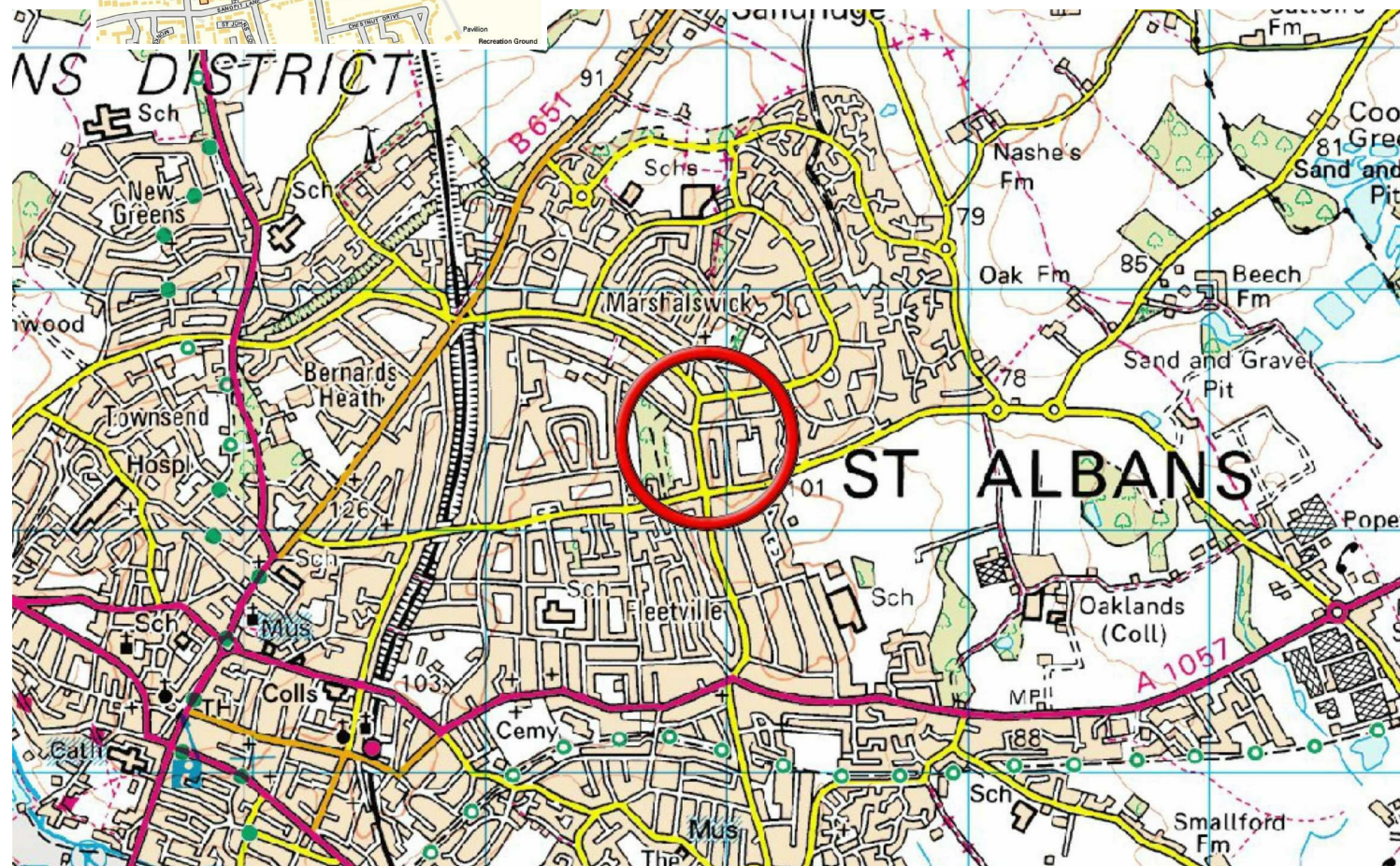
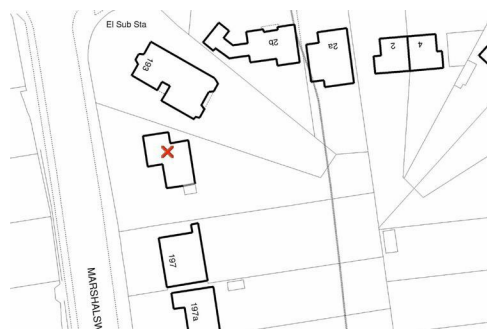
Why Cassidy & Tate

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

- Six Bedroom Detached House
- Master Bedroom En-Suite
- Potential To Extend (s.t.p.p.)
- Arranged Over Three Floors
- Five Reception Rooms
- Double Electric Garage
- Prime St. Albans Location
- Chain Free

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	1	1
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



