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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

SPRINGWOOD WALK

ST. ALBANS

AL4 9UN

Guide Price £1,400,000

EPC Rating: C Council Tax Band: E



All The Ingredients Needed For A Fabulous Lifestyle

Welcome to Springwood Walk, St. Albans - a charming location that could be the setting for your new home! This delightful property of some 2,400 sq ft boasts five spacious bedrooms, two with en-suites, perfect for a growing family or those who love having guests. Situated in a peaceful quiet tree-lined cul-de-sac in Marshalswick, this home offers the ideal blend of tranquillity and convenience. As you step inside, you'll be greeted by a warm and inviting atmosphere in the spacious entrance hall and not just one but two front reception rooms. The house itself exudes character and charm and is immaculately presented with a stunning live-in kitchen flowing through from the hall with its bi-folding windows and doors overlooking a fabulous rear garden. Indeed the plot is much larger than average. There is also a garage to the side and parking to the front for three vehicles. The surrounding area of St. Albans is known for its picturesque streets, vibrant community, and excellent amenities. There are local shops at the Quadrant with its wine bar, M&S Foodhall and other shops for daily needs. Overall, this is one of the best extended Nash-semis we have seen for a good while.



Total area: approx. 2399.5 sq. feet
 Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.
 Plan produced using PlanUp.

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

- Extended Nash Semi
- Two En-suites
- Stunning Kitchen/Living/Diner
- Larger than Average Garden
- Five Bedrooms
- Two Front Receptions
- Garage
- EPC: C & CT: E

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		
EU Directive 2002/91/EC	75	82
England & Wales		



