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Cassidy  
& Tate  
Your Local Experts



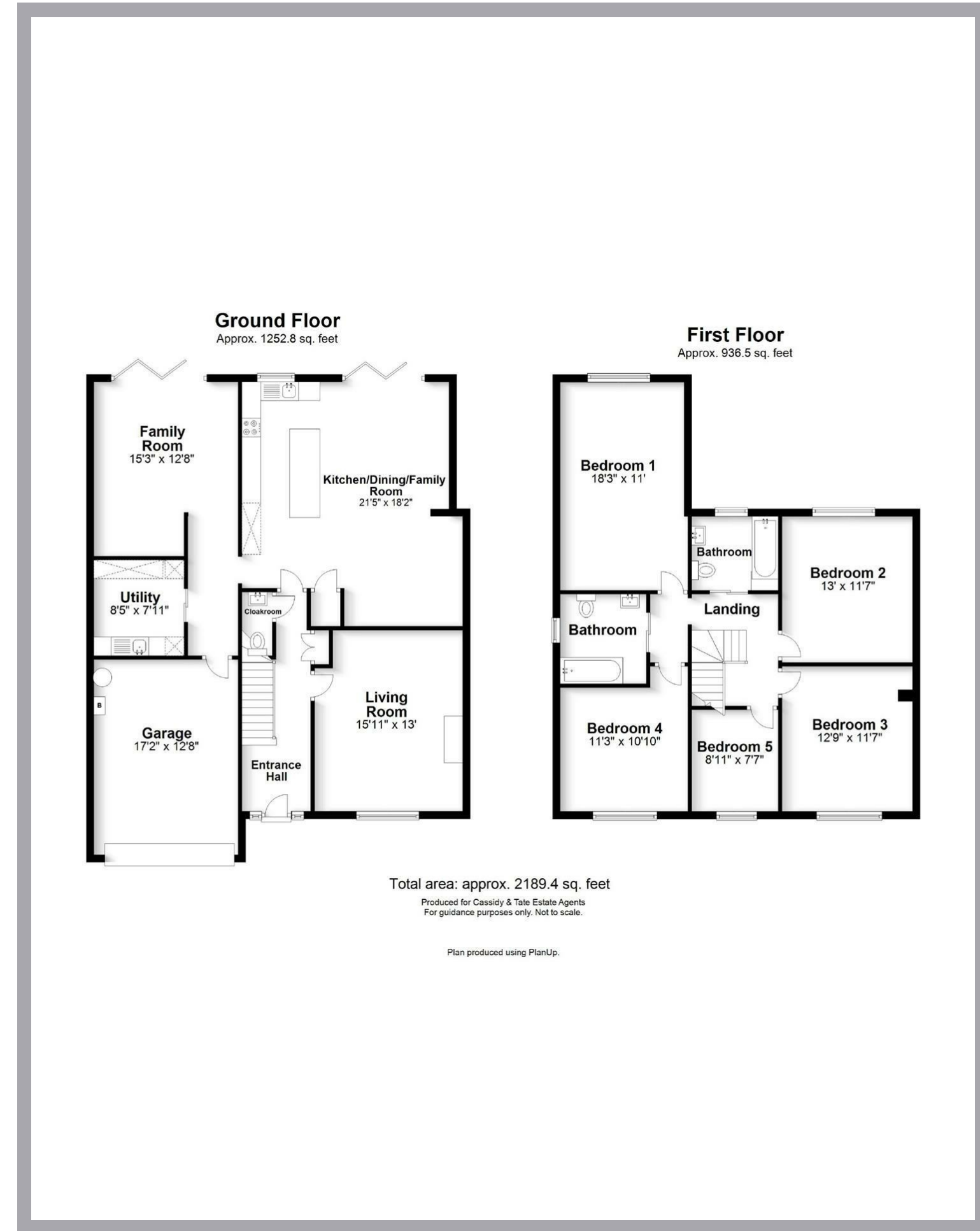
Award Winning Agency

PACKHORSE CLOSE  
ST. ALBANS  
AL4 9TQ



# All The Ingredients Needed For A Fabulous Lifestyle

Ideally positioned and tucked away in a quiet cul-de-sac location, just off the Ridgeway in Marshalswick & within the catchment area for top local junior and secondary schools, is this five-bedroom semi-detached Nash family home. Perfectly extended and designed to create excellent, contemporary living arrangements for the growing family, the accommodation comprises: entrance hall, extended front sitting room, an open plan live-in kitchen with underfloor heating and family snug style area, family room with high ceilings, utility room and cloak room, five first-floor bedrooms with stunning vaulted principal bedroom and two full bathrooms. Two sets of bi-folding doors allow for year-round daylight to pour through into the kitchen and family room, both of which open onto the paved entertaining area to the rear. There is walnut flooring throughout the downstairs living space. Externally the property is enhanced by a good-sized lawned rear garden. Set back from the road, the property boasts a large driveway providing off-road parking for several vehicles and still retains a garage.



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



Cassidy&Tate

## Specialists in Bespoke Properties

- Nash Semi Detached Property
- Two Full Bathrooms
- Live in Kitchen
- Prime Cul De Sac
- Five Bedrooms
- Two Reception Rooms
- Refurbished & Extended
- Utility & Cloakroom & Garage

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		
<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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

