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**Cassidy  
& Tate**  
Your Local Experts



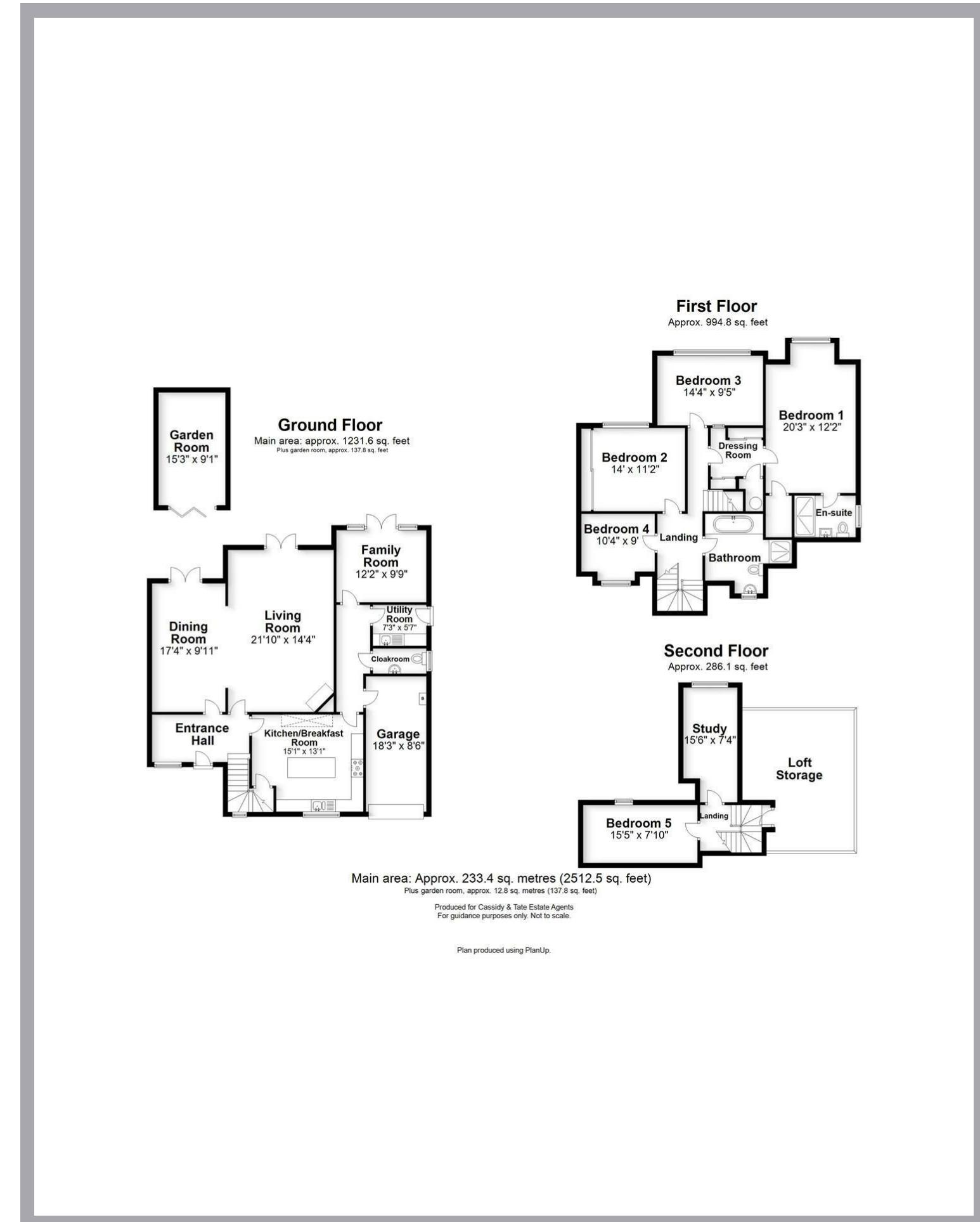
Award Winning Agency

MARSHALSWICK LANE  
ST. ALBANS  
AL1 4XB



# All The Ingredients Needed For A Fabulous Lifestyle

A stunning five bedroom semi-detached home which over recent years has been enlarged and improved by the current owner to a first class standard throughout, creating a light filled home with excellent living spaces and versatile accommodation. A modern living/dining room is the 'hub' of the house with feature windows and doors leading to the rear, offering a wonderful outlook over the spectacular garden as you relax. Completing the downstairs is a modern kitchen/breakfast room, study, utility room and a cloakroom. Upstairs, are four good sized bedrooms, a modern family bathroom and en-suite to the master bedroom. Leading to the second floor is bedroom five plus another useful study/office. To the front of the property is a driveway providing off road parking and garage, to the rear a well maintained large family garden that backs onto the wick with a detached home gym. Situated in a desirable location, close to good local schools and St Albans city centre, makes this property the ideal family home.



# 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*

- Prime Location
- Over 2,500 Sq Ft
- Large Family Home
- Five Bedrooms
- Four Reception Rooms
- Backing onto The Wick
- Walking To Sandringham
- Detached Garden Office

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			
England & Wales	EU Directive 2002/91/EC	76	64

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		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	76	64



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