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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

MARSHALSWICK LANE

ST ALBANS

AL1 4UR

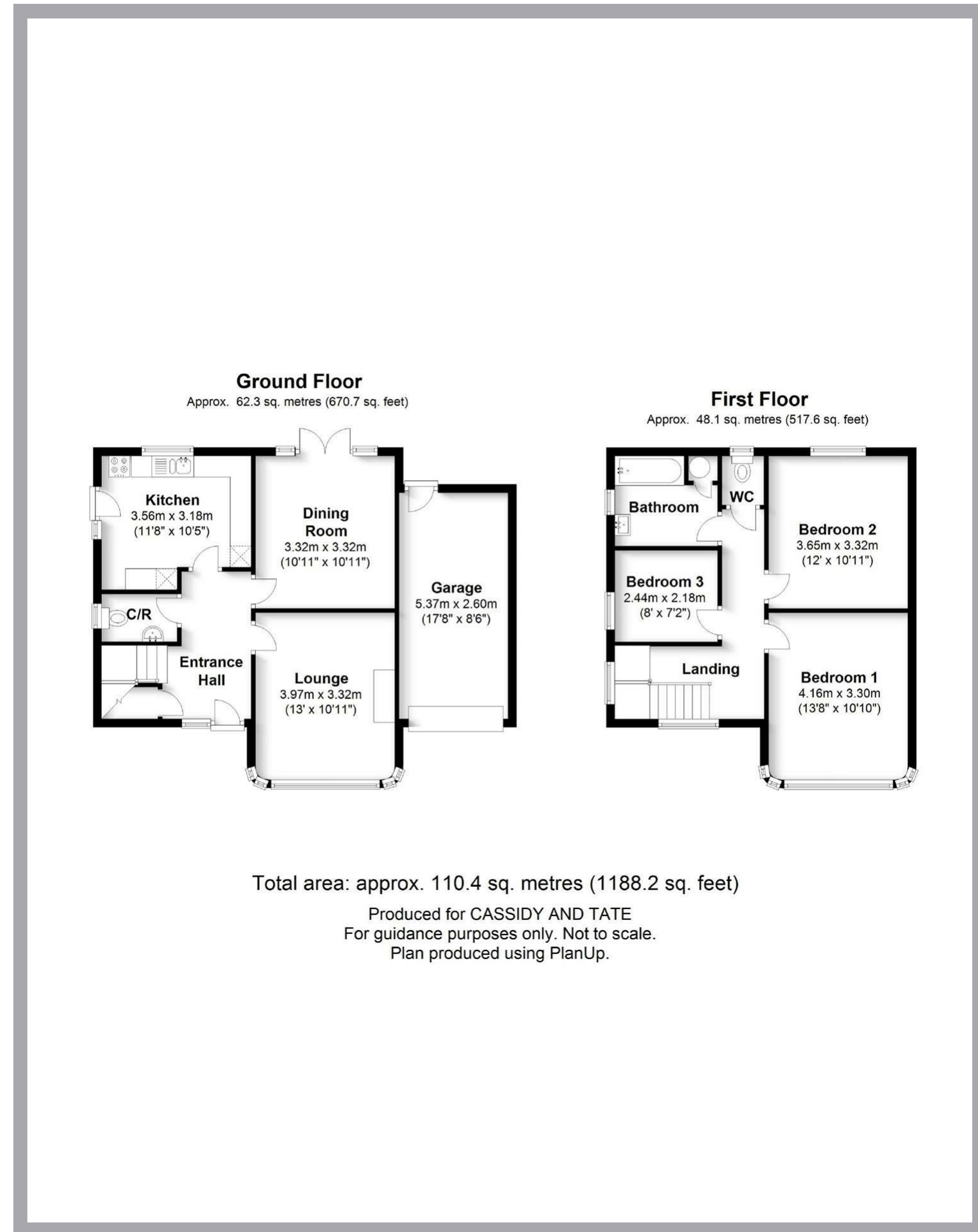
Guide Price £975,000

EPC Rating: G Council Tax Band: F



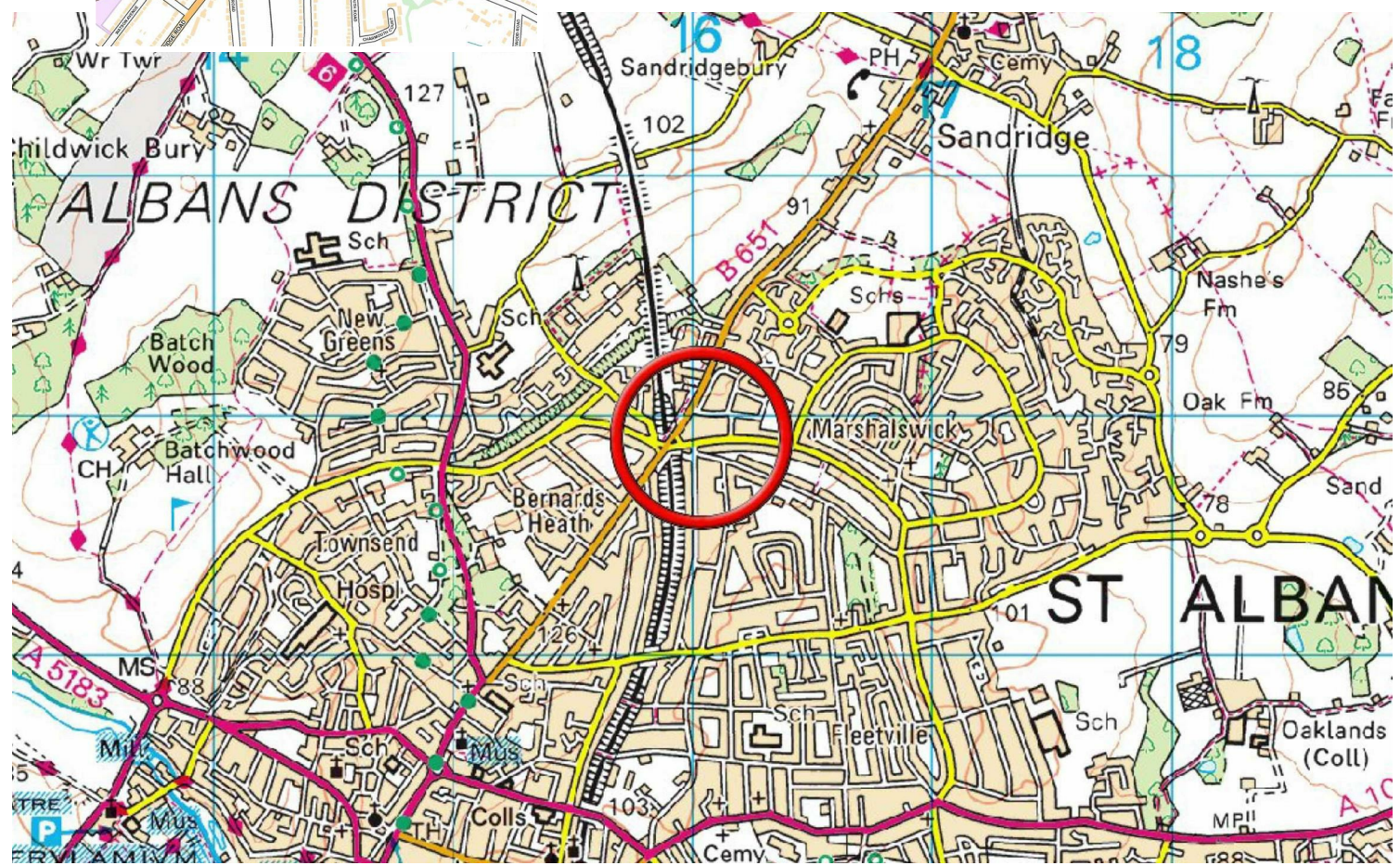
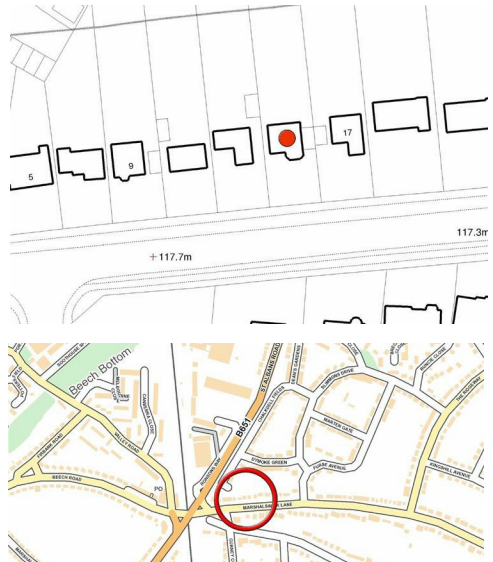
All The Ingredients Needed For A Fabulous Lifestyle

A convenient location and a position in one of St. Albans sought after roads makes this three bedroom bay fronted, detached property a required family home. The property is in need of modernisation and has the added benefit of potentially extending, (stpp), enabling the prospective buyer to create a substantial home. Internally the property features a large entrance hall which leads to the lounge, a separate dining room with patio doors opening to the rear garden, a kitchen and a downstairs cloakroom. Upstairs a good sized landing leads the way to the three bedrooms, the family bathroom and a separate WC. Externally, a beautiful mature and secluded rear garden complements the property perfectly, whilst to the front mature hedging and shrubs secures privacy from the road. The property further benefits from a 17ft garage. Marshalswick Lane proves to be a popular address for families, professionals and commuters alike as it is within the catchment of excellent schools, close to good local amenities, and in easy reach of both St. Albans city centre and the mainline railway station.



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

- Refurbishment Project
- Three Bedrooms
- Family Bathroom
- Garage & Parking
- Unextended Property
- Two Reception Rooms
- Family Garden
- 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	



