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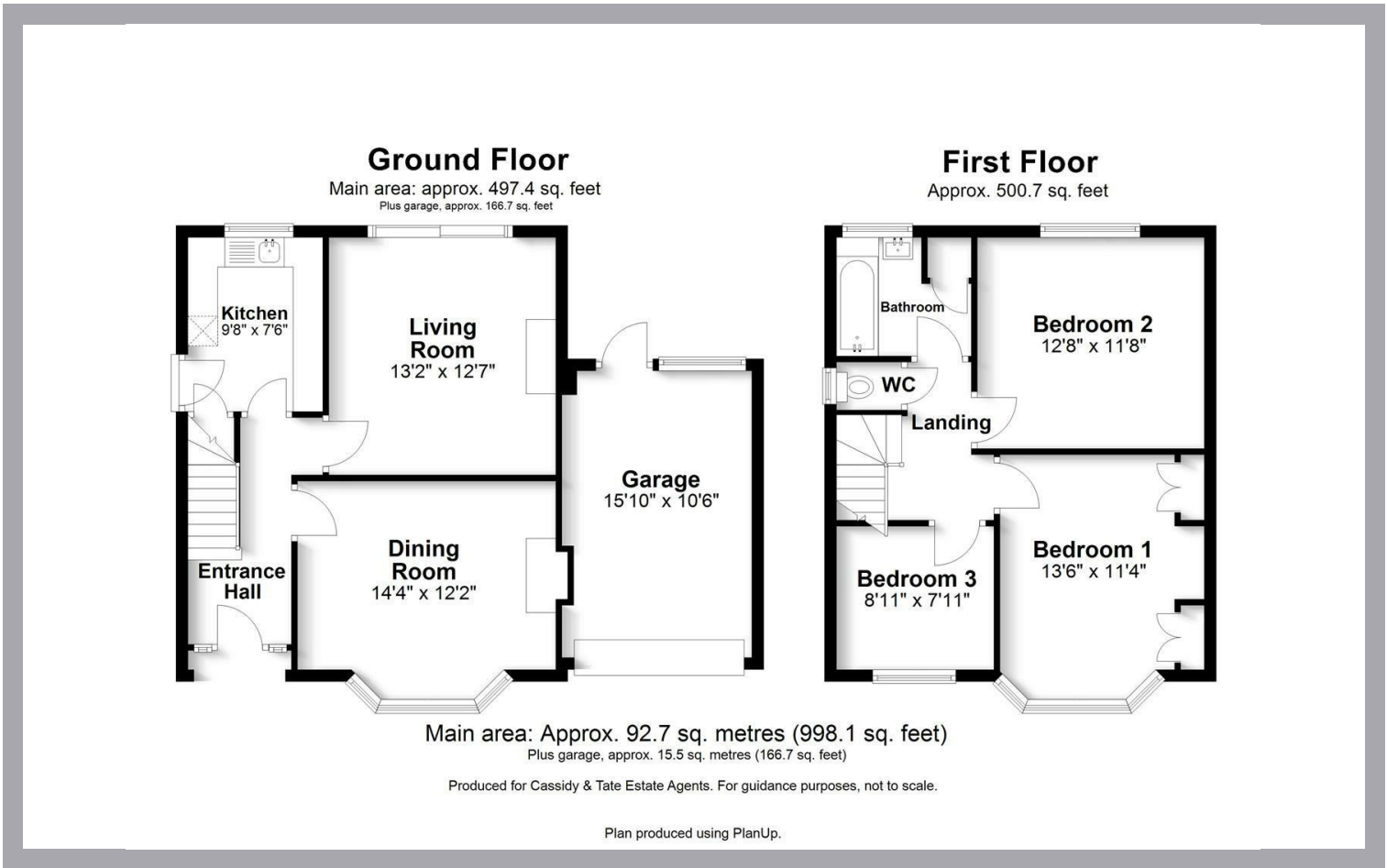
MARSHALSWICK LANE  
ST ALBANS  
AL4 4UT

Guide Price £1,000,000



# All The Ingredients Needed For A Fabulous Lifestyle

A convenient location and a position on one of St. Albans' sought-after roads make this chain-free, three-bedroom, bay-fronted, detached property a required family home. The property requires some modernisation and has the added benefit of potentially extending (stpp), enabling the prospective buyer to create a substantial family home. Internally, the property features an entrance hall which leads to the dining room, a separate living room with a patio door opening to the rear garden, and a kitchen. The landing leads the way up to the three bedrooms and the bathroom with a separate WC. Externally, a beautifully mature and secluded rear garden complements the property perfectly, whilst, to the front, mature hedging and wall secure privacy from the road—the property further benefits from off-street parking and a garage. Marshalswick Lane is a popular address for families, professionals and commuters alike. It is within the catchment of excellent schools, close to good local amenities, and in easy reach of St. Albans city centre and the mainline railway station. St Albans is a historic city located in Hertfordshire, England. It is known for its rich history, dating back to Roman times when it was known as Verulamium. The city is home to several notable landmarks and attractions, including the magnificent St Albans Cathedral, one of the country's oldest and most impressive cathedrals. The charming city centre features a mix of medieval and Georgian architecture, with cobbled streets, traditional pubs, and independent shops. St Albans also boasts beautiful green spaces like Verulamium Park and Clarence Park, where visitors can enjoy leisurely walks or picnics. The city has a vibrant cultural scene, with various art galleries, theatres, and music venues. St Albans hosts annual events and festivals, including the St Albans Festival and the Christmas Market, which attract visitors from near and far.



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.

## Specialists in Bespoke Properties

- Located In Popular Marshalswick
- Three Bedrooms
- Chain Free
- Full Refurb Needed
- Freehold
- Detached House
- Potential To Extend (stpp)
- Large Garden
- Walking To Sandringham School
- CT £3,025pa

| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>81</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            | <b>50</b> |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| 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                                                        |         |                                                                                       |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                                                                                       |
| England & Wales                                                 |         |                                                                                       |
| EU Directive 2002/91/EC                                         |         |  |