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Cassidy
&Tate
Your Local Experts



Award Winning Agency

www.cassidyandtate.co.uk



MARSHALSWICK LANE

ST. ALBANS

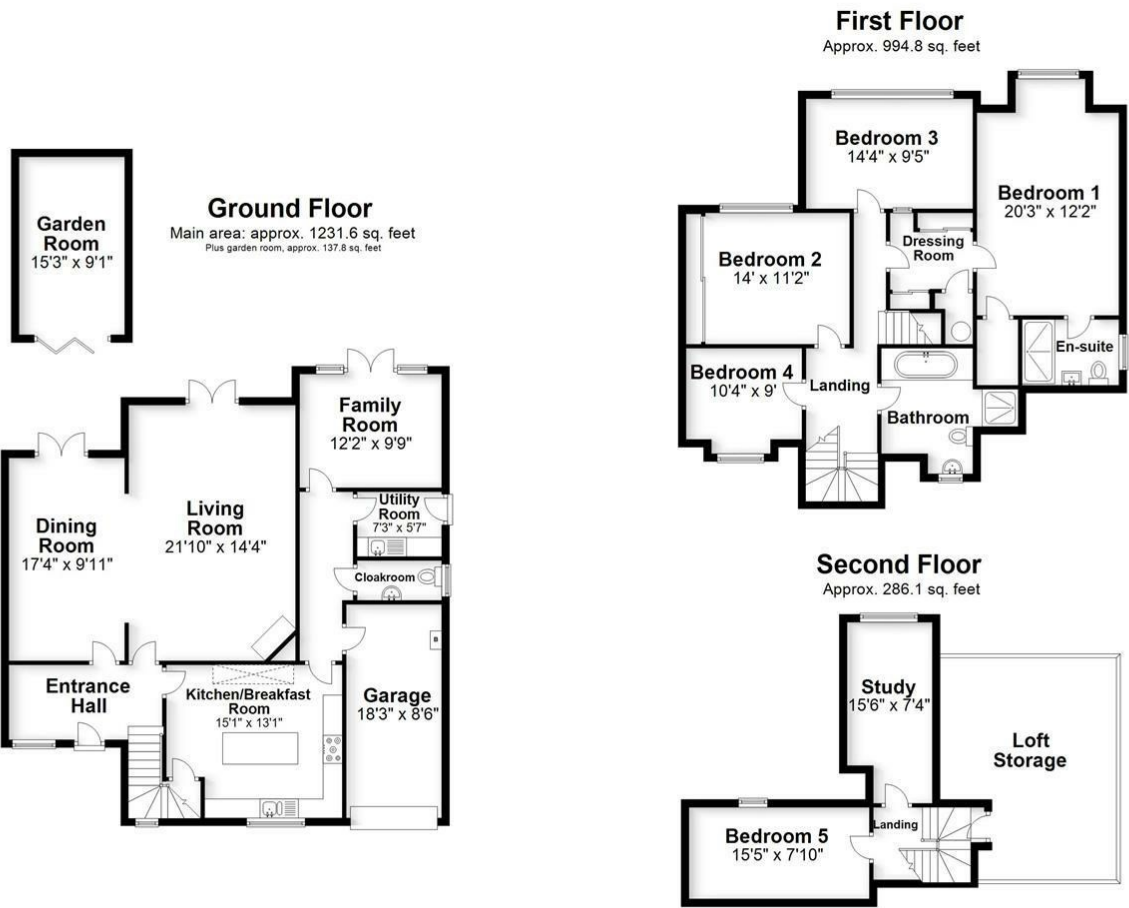
AL1 4XB

Price Guide £1,500,000



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.



Main area: Approx. 233.4 sq. metres (2512.5 sq. feet)
Plus garden room, approx. 12.8 sq. metres (137.8 sq. feet)

Produced for Cassidy & Tate Estate Agents
For guidance purposes only. 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

- Prime Location
- Large Family Home
- Four Reception Rooms
- Walking To Sandringham
- Over 2,500 Sq Ft
- Five Bedrooms
- Backing onto The Wick
- 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		64	76
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

