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Cassidy  
&Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

BRIAR ROAD  
ST ALBANS  
AL4 9TL

Guide Price £1,050,000

EPC Rating: G Council Tax Band: F



## All The Ingredients Needed For A Fabulous Lifestyle

Ideally situated within the highly sought after and ever popular Marshalswick Area is this extended four bedroom Nash built semi-detached property. This well presented and maintained property flows easily from room to room making it an ideal family home. To the ground floor the property benefits from a 24 x 11 lounge/dining room, a refitted kitchen, a study, cloakroom and a conservatory with patio doors leading onto the rear garden. Upstairs, there is a master bedroom with en-suite shower room, three further bedrooms and a family bathroom. Outside, an attractive, mature and large rear garden complements the property further, in addition to a driveway to the front, which provides off road parking for several cars and a tandem length garage. Briar Road is an enviable address as it is located within the catchment of excellent schooling and a short walk to Ofsted outstanding Sandringham School and the M&S food hall at the nearby Quadrant shopping centre. St Albans centre with its varied shopping and leisure facilities remains only a short distance away.



Total area: approx. 1694.4 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

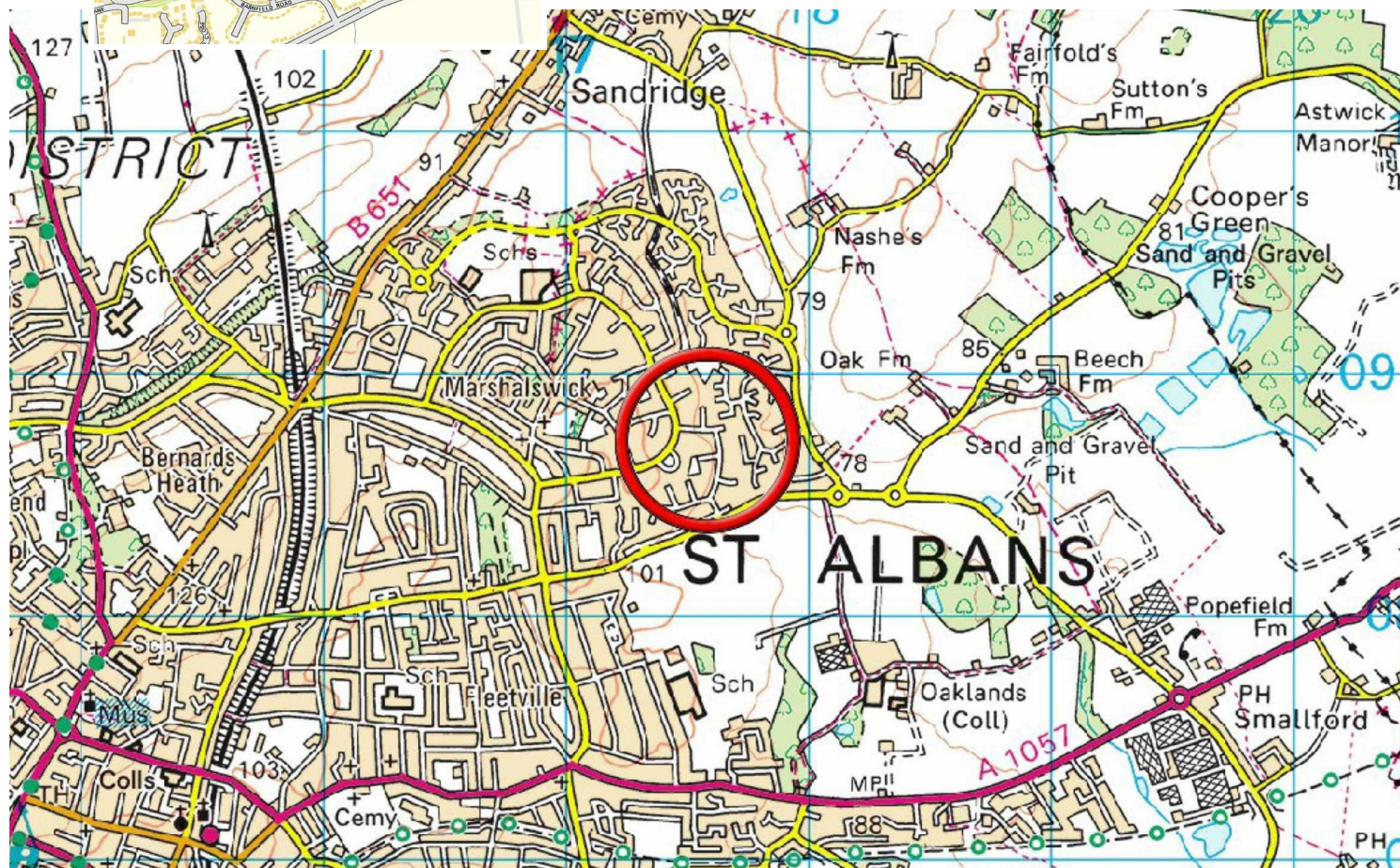
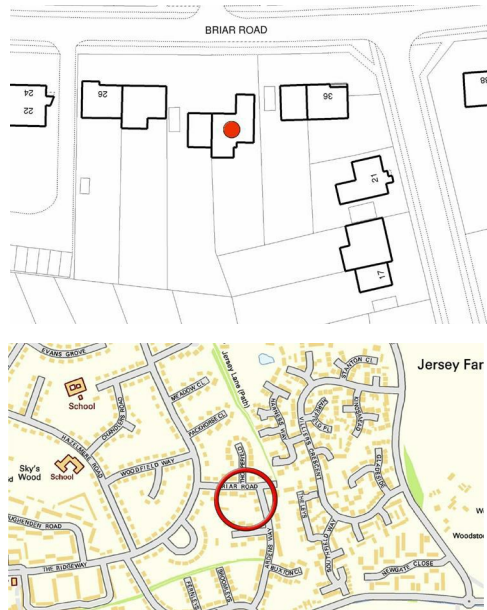
## Why Cassidy & Tate

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



Cassidy&Tate

## Specialists in Bespoke Properties

- Four Bedroom Nash Semi
- Double Storey Side Extended
- Three/Four Reception Rooms
- Conservatory
- Garage & Parking
- Large Garden
- No Onward Chain
- Further Potential

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		1	1
EU Directive 2002/91/EC			



