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Cassidy & Tate
Your Local Experts





Award Winning Agency

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MARSHALL AVENUE

ST. ALBANS

AL3 5HR

Price Guide £875,000

EPC Rating: C Council Tax Band: E



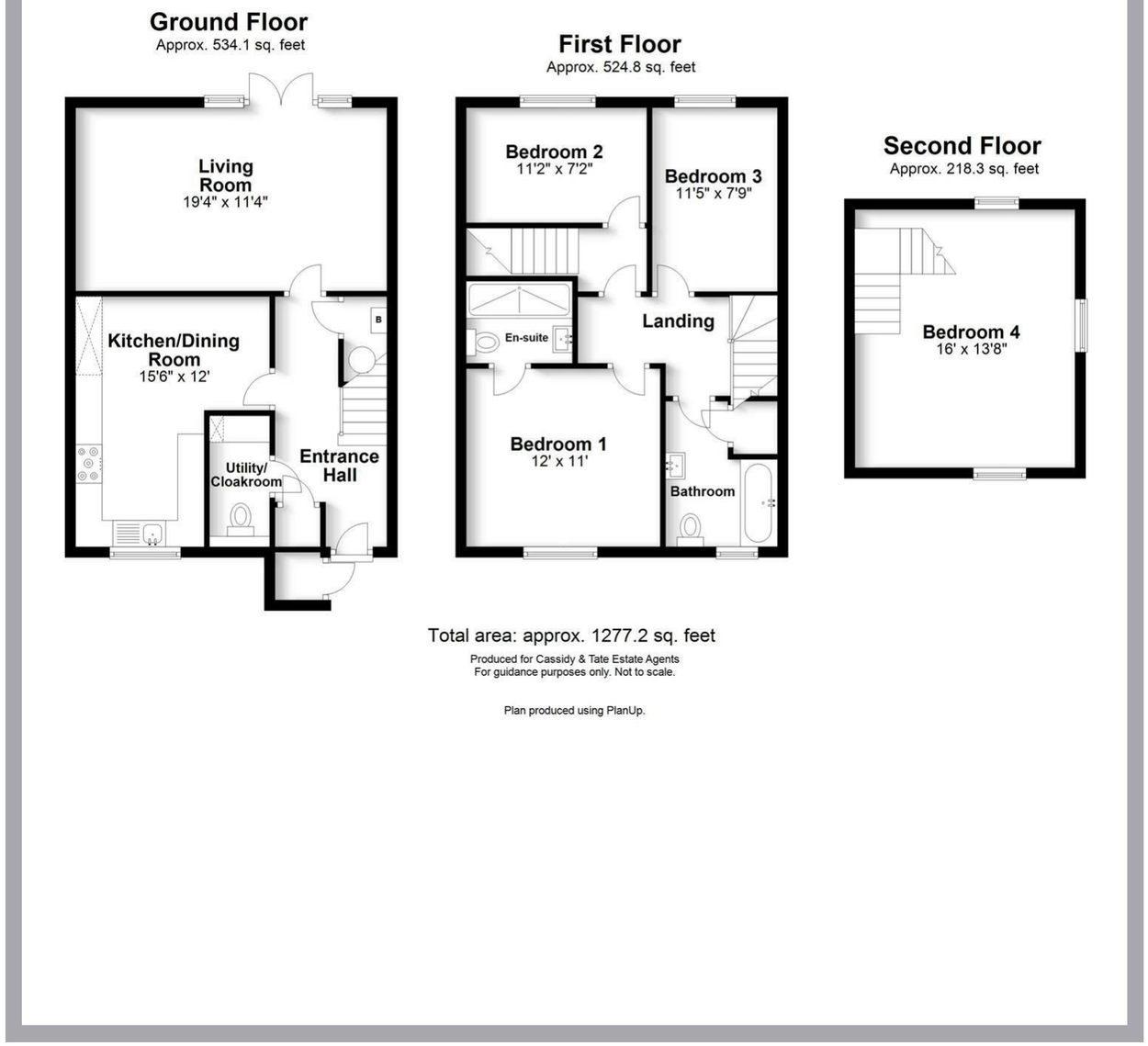
All The Ingredients Needed For A Fabulous Lifestyle

Situated on the highly sought-after Marshall Avenue, this beautifully refurbished and extended four-bedroom semi-detached family home offers stylish, contemporary living in a prime St Albans location, within easy walking distance of the city centre and excellent local schools. The property has been thoughtfully modernised throughout to create a superb family home, combining generous living accommodation with high-quality finishes and a fresh, contemporary feel. The ground floor offers two well-proportioned reception rooms, providing versatile spaces for both everyday family life and entertaining. The accommodation is further enhanced by an impressive loft conversion, creating additional living space and adding to the overall flexibility of the home. Arranged over three floors, the property boasts four generously sized bedrooms and two beautifully appointed bathrooms, making it perfectly suited to growing families seeking both space and comfort. The comprehensive refurbishment ensures the property is presented to an excellent standard throughout, allowing prospective purchasers to move straight in and enjoy their new surroundings. Externally, the property benefits from off-street parking, a particularly desirable feature in this convenient city location. Marshall Avenue is ideally positioned for those wishing to enjoy everything St Albans has to offer, with its vibrant city centre, excellent selection of restaurants, independent shops and amenities all within easy reach. The area is also particularly popular with families due to its proximity to well-regarded local schooling and convenient transport connections. A superb opportunity to acquire a beautifully presented, extended family home in one of St Albans' most convenient and established residential locations.







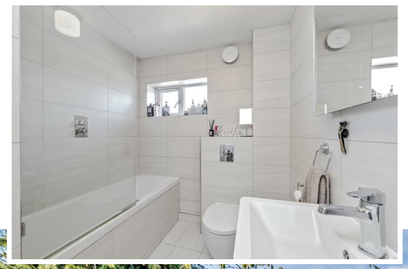


Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

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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



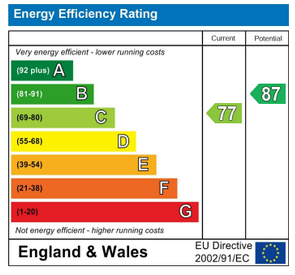






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- Four Bedrooms
- Off Street Parking
- Walking To School
- Fully Refurbished
- Two Bathrooms
- Private Garden
- Semi Detached



The Property Ombudsman

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