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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

BARNFIELD ROAD  
ST. ALBANS  
AL4 9UD

Guide Price £725,000

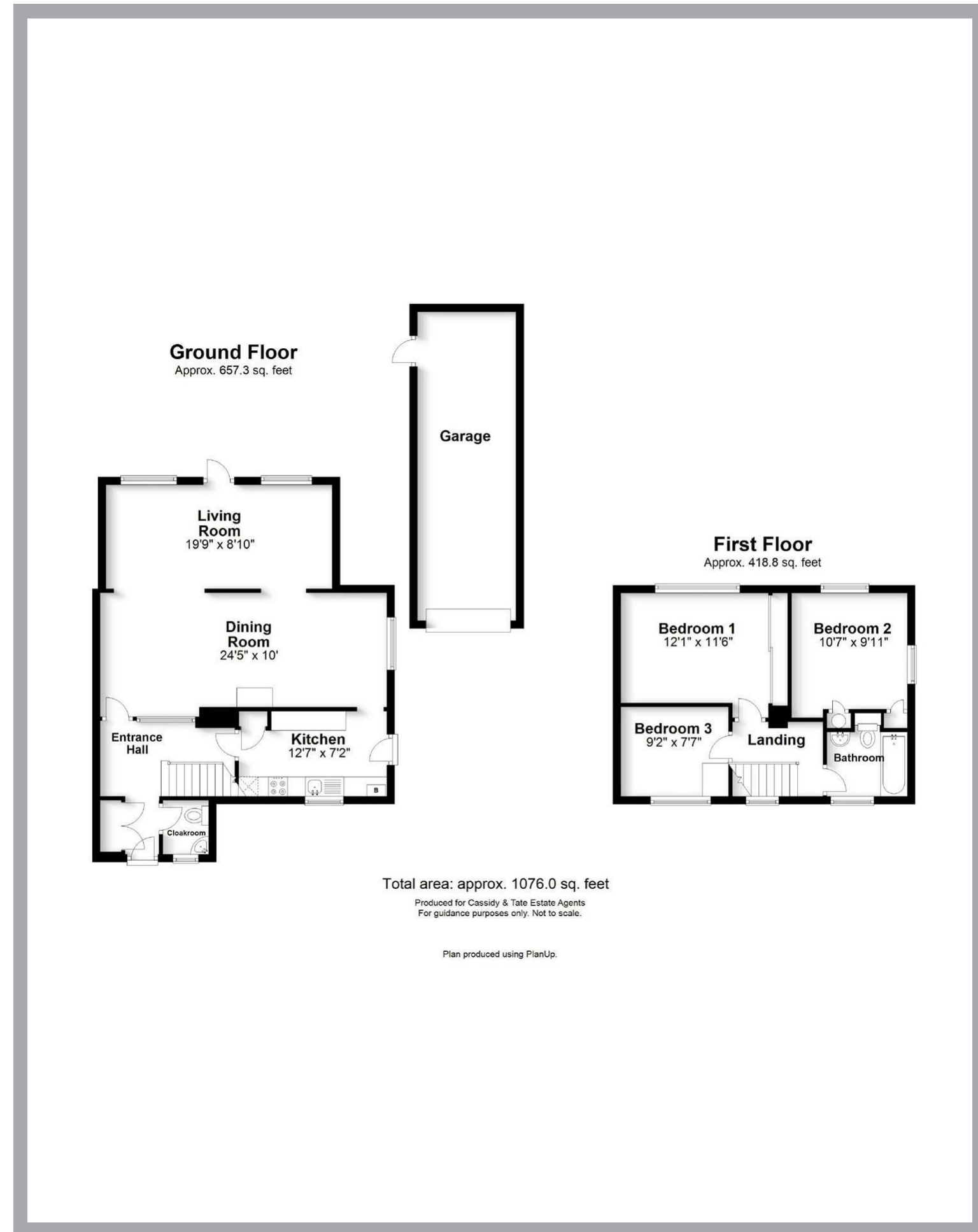
EPC Rating: G Council Tax Band: E



# All The Ingredients Needed For A Fabulous Lifestyle

Situated in one of Marshalswick's most sought after areas, within the catchment of highly regarded local schooling, this is a three bedroom semi detached family home.

On the ground floor the property has well proportioned, open planned living accommodation including a 24ft dining room open to the bright and airy living room with views looking out to the beautiful rear garden. The ground floor has a fitted kitchen and a cloakroom. On the first floor is the family bathroom which serves the three good sized bedrooms. A particular feature of this family home is the fabulous, generously sized rear garden which has been well maintained and stocks a variety of mature shrubs and trees. The property further features a tandem garage to the side and a paved driveway to the front providing off road parking for several cars. The property is within walking distance to the shops at the Quadrant including an M&S Food hall. Marshalswick is located to the North East side of St Albans and is only a short bus or car ride away from St. Albans city centre with its extensive shopping and leisure facilities and also a short distance away from the mainline railway station. There are sought after walkable junior and senior schools nearby to include Wheatleys, Beaumont and Sandringham respectively.



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

- Semi Detached Family Home
- Open Plan Living/Dining
- Tandem Garage
- Close to Favoured Schooling
- Large Rear Garden
- Three Bedrooms
- Off Street Parking
- Walking Distance to Quadrant

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		

EU Directive 2002/91/EC



