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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



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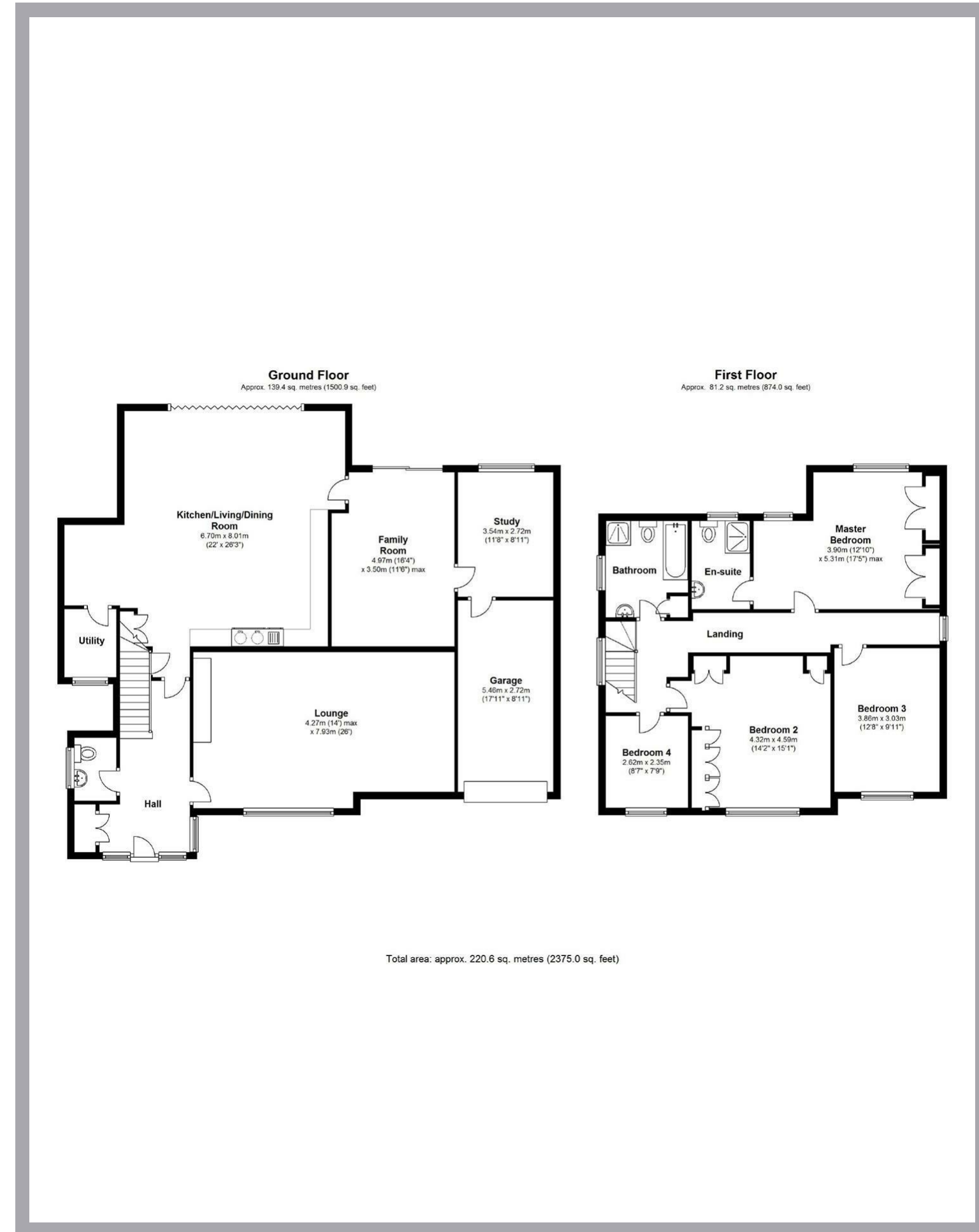
Guide Price £1,200,000

EPC Rating: G Council Tax Band: F



# All The Ingredients Needed For A Fabulous Lifestyle

The current owners of this fine detached four bedroom residence have created a substantial family home of generous proportions, where multiple living areas provide sanctuary and entertaining opportunities aplenty, suiting any potential family and their busy lifestyles. The property proudly sits on a large corner plot and is elegantly set behind a carriage driveway, situated in an enviable road within the Marshalswick area of St. Albans. To the rear of the property is a superb modern kitchen/living/dining room designed for flexible family living with large inviting spaces that spill out to the beautiful rear garden from the Bi-folding doors, whilst a further lounge, family room and study/office allows for separate living. Also to the ground floor is a utility room and a cloakroom. Well proportioned rooms continue upstairs where three of the bedrooms are doubles, master bedroom with its en-suite and the family bathroom that serves the additional bedrooms. Outside is a stunning landscaped rear garden, whilst a carriage driveway provides ample off road parking.



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

- Detached Nash Property
- Open Plan Accommodation
- Lounge, Family Room & Study
- Utility & Cloakroom
- Potential To Extend S.t.p.p
- Extended To Rear & Side
- Kitchen/Living/Dining Room
- Master Bedroom En-Suite
- Carriage Driveway & Garage

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	1	1
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



