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Cassidy  
&Tate  
Your Local Experts



Award Winning Agency

BROOMLEYS  
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AL4 9UR

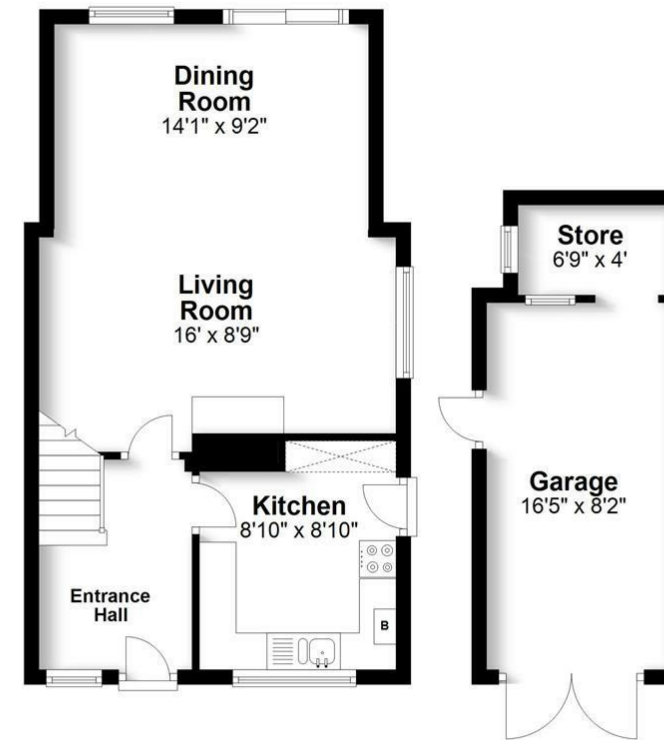


# All The Ingredients Needed For A Fabulous Lifestyle

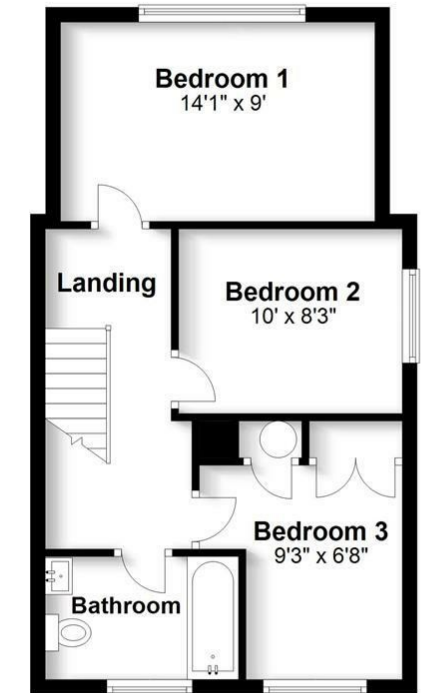
Cassidy & Tate are delighted to offer a three bedroom semi-detached family home situated in a sought after road in the popular area of Marshalswick and being sold with the added benefit of no upper chain. The property does require completely updating throughout but already has a double storey extension to the rear and now offers good sized accommodation. On the ground floor is an entrance hall, front kitchen, extended living room to the rear of the property which opens out onto a well stocked garden. Upstairs is a main bedroom and two further bedrooms plus a family size bathroom. Externally the property enjoys a private enclosed rear garden with side access. To the front of the property is a hard-standing driveway providing off road parking with a shared side drive to the garage offset to the rear. Broomleys is positioned in a lovely cul de sac location within the catchment of excellent schools and good local amenities found at the Quadrant parade. St. Albans city centre and mainline railway station is close by.



**Ground Floor**  
Main area: approx. 469.6 sq. feet  
Plus garage, approx. 133.3 sq. feet



**First Floor**  
Approx. 451.9 sq. feet



**Main area: Approx. 85.6 sq. metres (921.5 sq. feet)**  
Plus garage, approx. 12.4 sq. metres (133.3 sq. feet)

Produced for Cassidy & Tate Estate Agents  
For guidance purposes only. Not to scale.  
Measurements should not be relied upon.

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

- Three Bedrooms
- No Onward Chain
- Garden & Garage
- Extended
- Semi-Detached
- Requiring Updating
- Off Road Parking
- Walk To Shops

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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	82

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	67

