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Cassidy & Tate
Your Local Experts

Award Winning Agency

MARSHALSWICK LANE

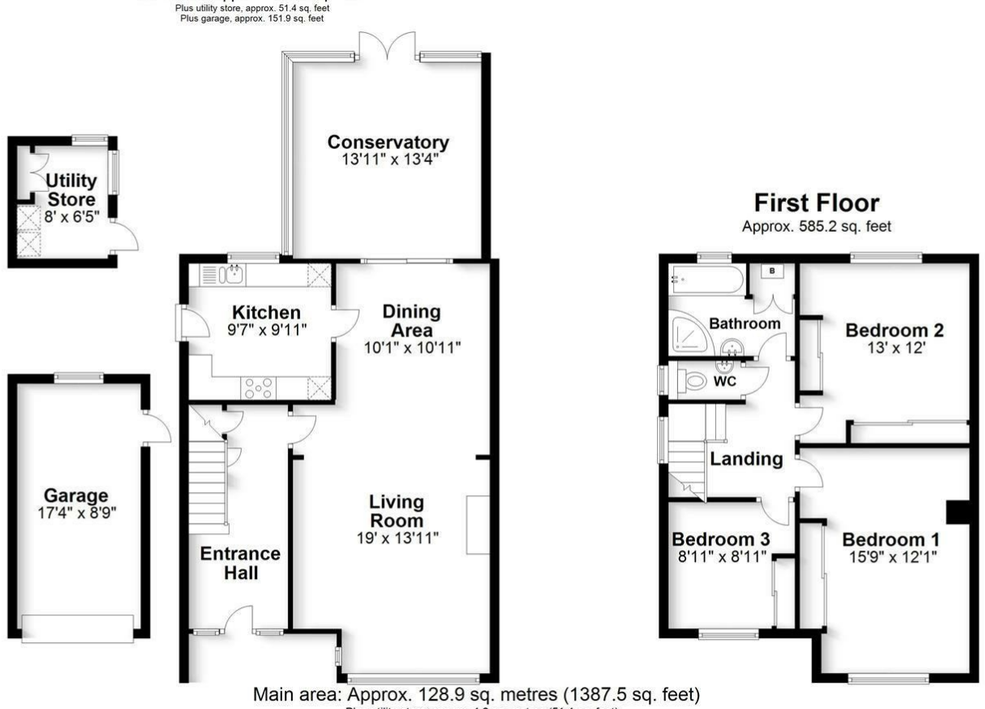
ST. ALBANS

AL1 4UX

Guide Price £975,000

All The Ingredients Needed For A Fabulous Lifestyle

An attractive three bedroom semi detached family home situated in the prestigious location on Marshalswick Lane within walking distance and the catchment areas for popular local junior schools and Ofsted outstanding Sandringham Secondary School. The property offers scope to extend to the rear, side and into the loft s.t.p. and occupies a generous plot. On the ground floor, the accommodation consists of a large entrance hall, main lounge/dining room, modern kitchen and a lovely year round Conservatory. On the first floor, there are three good sized bedrooms and a family bathroom. Outside, there is a generous well designed rear garden with a single garage to the the side and off road parking to the front . The Quadrant Shopping Centre is located within a short stroll with its eateries and the ever popular Marks and Spencer Food Hall. The mainline City station with its fast link to London and City centre are both convenient and reachable.



Main area: Approx. 128.9 sq. metres (1387.5 sq. feet)
Plus utility store, approx. 4.8 sq. metres (51.4 sq. feet)
Plus garage, approx. 14.1 sq. metres (151.9 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.

www.cassidyandtate.co.uk

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.

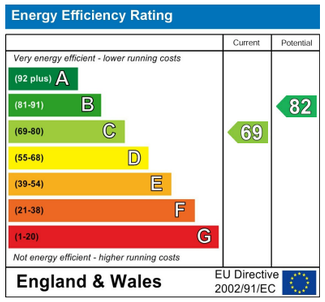
We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

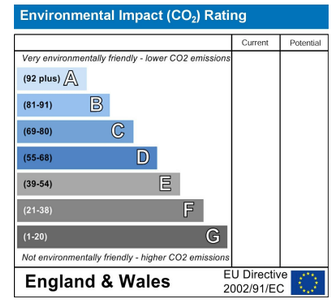
Your Local Property Experts

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 Home
- Potential To Extend S.T.P.
- Garage With Parking
- Walk To Quadrant Shops
- Marshalswick Location
- Superb Rear Garden
- Catchment For Schooling
- Large Conservatory





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