

St Albans Office
10 High Street, St Albans
Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

Marshalswick Office
59 The Quadrant, St Albans,
Herts AL4 9RD
01727 832383
marshalswick@cassidyandtate.co.uk

Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

ARDENS WAY
HERTFORDSHIRE
AL4 9UL

Guide Price £1,200,000

EPC Rating: D Council Tax Band:



All The Ingredients Needed For A Fabulous Lifestyle

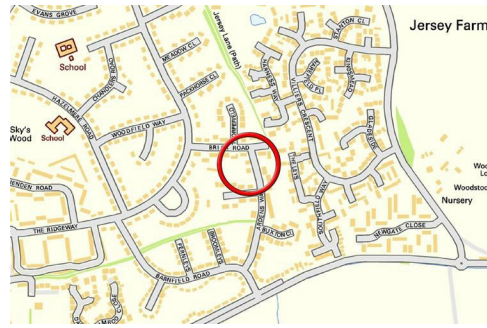
A very well presented chain free four/five bedroom semi detached family home of significant proportions and situated in a most sought after road in the heart of Marshalswick. Arranged over three floors and with living spaces that are both practical and adaptable, this spacious home features a well appointed fitted kitchen/breakfast room, a welcoming and comfortable through lounge/dining room with open fire place, a conservatory, and cloakroom to the ground floor. Upstairs, are four double bedrooms, an en-suite to the master bedroom, and a family bathroom to the first floor. Bedroom five/office/play room is situated on the second floor. The property also benefits from off street parking for two/three cars, a well tended and mature rear garden, and a double garage. Ardens Way is conveniently located for highly acclaimed schools and good local amenities at the Quadrant parade, making this the ideal family home.



Total area: approx. 2143.3 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.

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

- Nash Semi Detached
- Large Garden
- Over Three Levels
- 4/5 Bedrooms
- Extended
- Chain Free
- Double Garage
- 4 Reception Rooms

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



