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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

MARSHALSWICK LANE

ST ALBANS

ALI 4XE

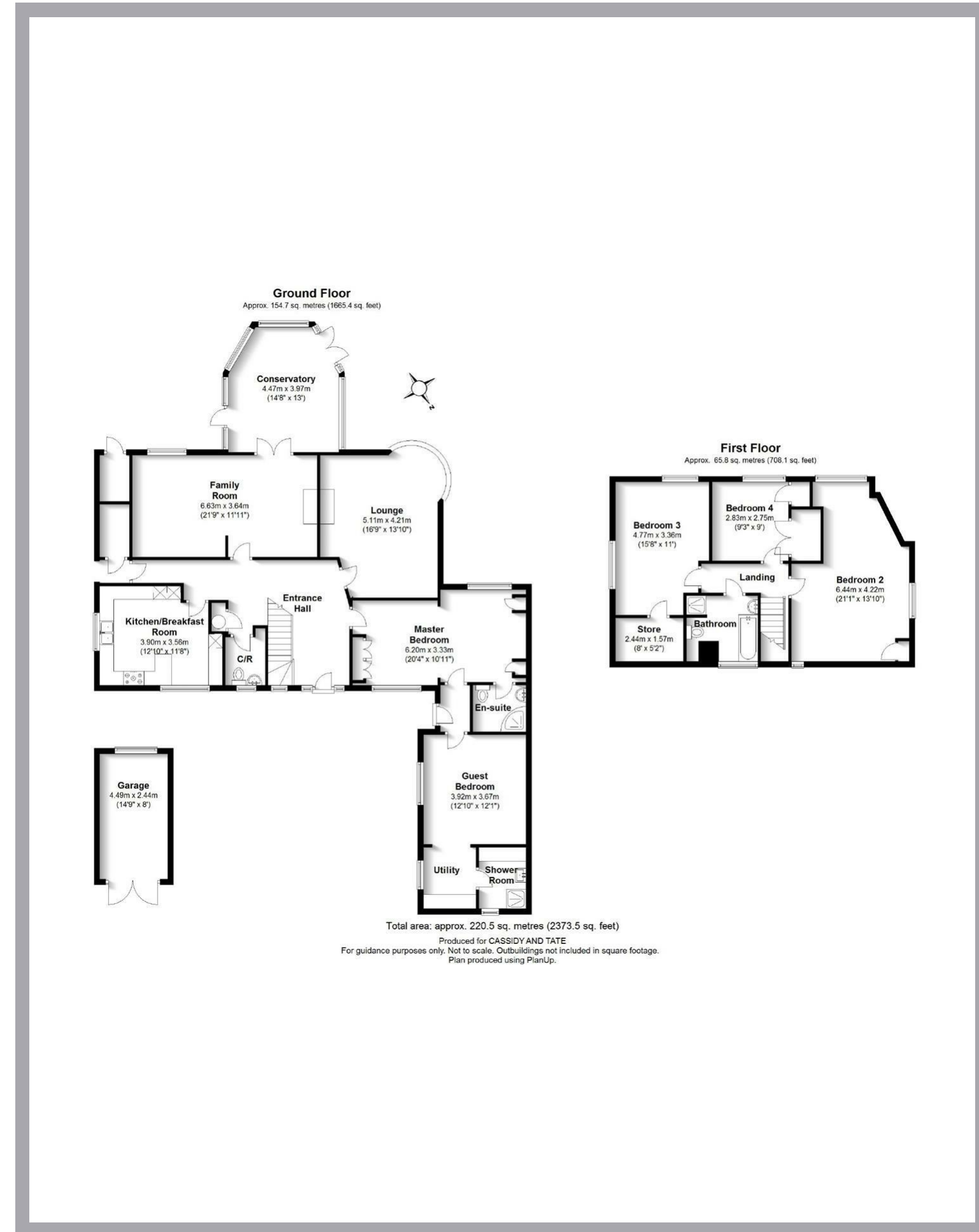
Guide Price £1,300,000

EPC Rating: G Council Tax Band: G



All The Ingredients Needed For A Fabulous Lifestyle

An impressive carriage style driveway provides the perfect entrance to this exquisite detached five bedroom property which sits upon a large plot, amongst mature gardens to the front and rear. A charming family home with spacious reception rooms that ooze character features, such as exposed beams, feature turret window to the lounge and fireplace with wooden surround. Also to the ground is a fitted kitchen/breakfast room, a sun filled conservatory, cloakroom, master bedroom complete with en-suite and an adjoining guest bedroom with utility area and shower room. Upstairs is the family bathroom which serves the remaining three good sized bedrooms. Externally the property is enhanced by a beautiful west facing rear garden comprising of mature trees and shrubs. To the front a block paved driveway, surrounded via mature hedges and shrubs, provides off road parking for several cars which in turn leads to the garage. Marshalswick Lane is a highly sought after address as it sits within the catchment of excellent schools.



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

- Prime Location
- Unique Detached Property
- Three Bath/Shower Rooms
- Carriage Driveway
- Period Features
- Five Bedrooms
- South facing Family Garden
- 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



