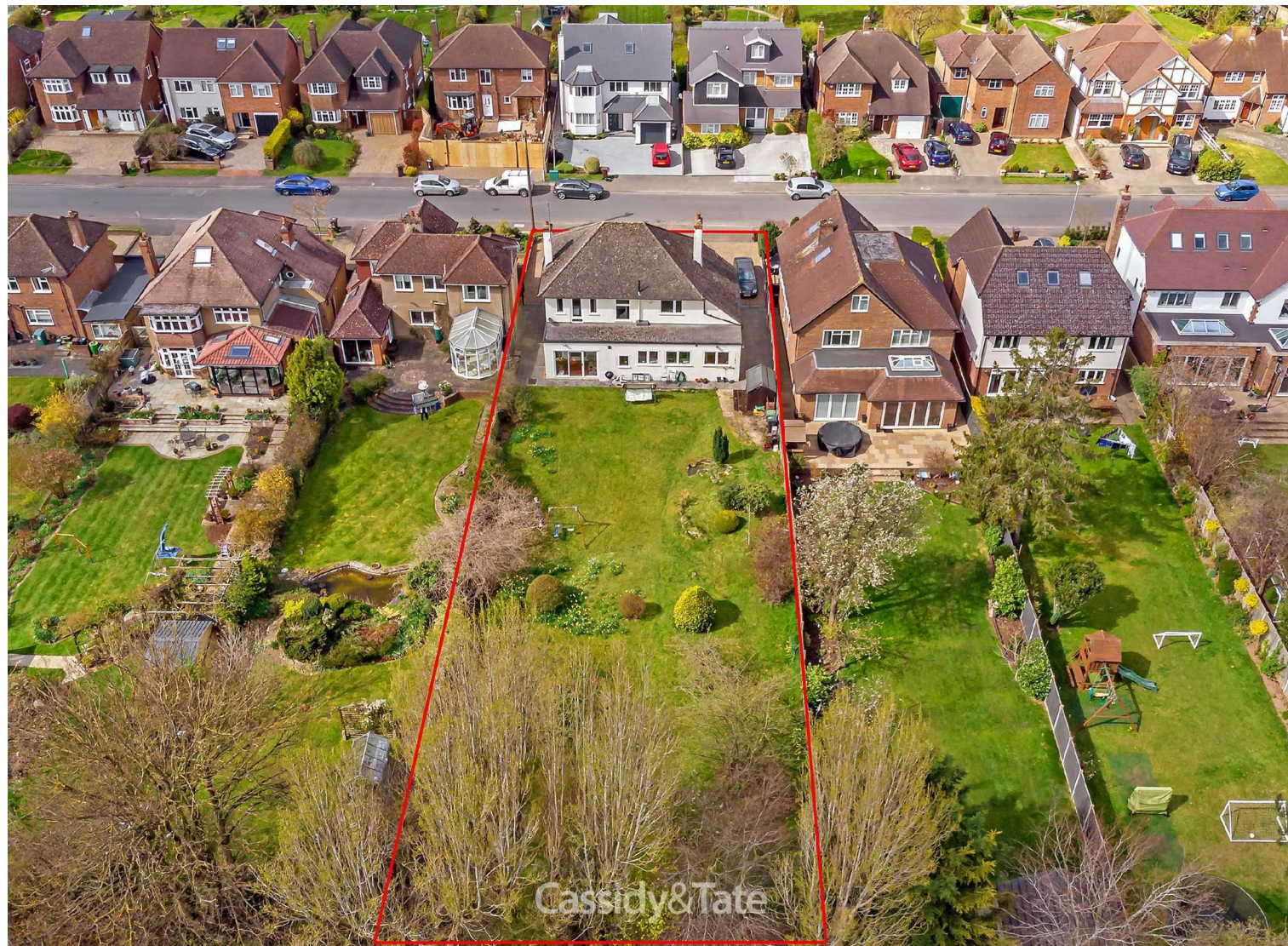


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Cassidy  
&Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

ROSE WALK  
ST ALBANS  
AL4 9AF

Guide Price £1,700,000

EPC Rating: G Council Tax Band: G



# All The Ingredients Needed For A Fabulous Lifestyle

Occupying a wide and generous plot properties such as this detached four bedroom home are few and far between, combining the opportunity to acquire an established house in a highly desirable location with excellent potential to develop it to individual tastes and requirements and create a stunning family residence. The property is situated in a quiet residential road running parallel to Marshalswick Lane, within close proximity of favoured schooling to include both Sandringham and Beaumont. The accommodation includes entrance hall, living room with sun lounge, separate dining room, kitchen, downstairs shower room, four bedrooms and family bathroom. A particular feature is the beautiful and private east facing rear garden well stocked with a variety of mature trees, shrubs and plants creating a perfect secluded outdoor haven. To the front of the property, a block paved carriage driveway includes a garage and provides generous off road parking for cars. Rose Walk is an enviable address, favoured by families looking to place their children in the highly regarded local schools and within short walking distance of the excellent local amenities at the Quadrant Parade, which includes a Marks & Spencer foodhall and local coffee shop.



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

- Handsome Detached Family Home
- Scope to substantially extend
- Near Favoured Schooling
- Large Garden
- Generous Plot
- Quiet Location
- Three Reception Rooms
- Garage and Parking

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>	<b>1</b>	<b>1</b>
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	



