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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency

[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)



MARSHALSWICK LANE

ST ALBANS

AL1 4XG

Price Guide £899,950



# All The Ingredients Needed For A Fabulous Lifestyle

Set well back from the road offering a large frontage is this chain free three double bedroom detached property, situated on a sought after road in the popular area of Marshalswick. The property did have planning permission granted for a substantial four bedroom new build detached house however the planning has now lapsed and would need to be resubmitted. As is, the property is in need of updating and would benefit from some improvements, but provides well proportioned living accommodation comprising of an entrance porch, entrance hall, three double bedrooms, en-suite, a family bathroom, lounge with patio doors opening onto the patio and a kitchen/dining room. Outside to the rear of the property is a good sized garden which is mainly laid to lawn, with patio area and variety of mature shrubs and plants. Marshalswick Lane is located in the heart of Marshalswick St. Albans, home to a mix of shops including Marks & Spencer's, Sainsburys, Budgens a chemist plus many more. The property is also well positioned for local schooling including Sandringham, Wheatfields, & St. Johns Fisher.



Total area: approx. 1613.3 sq. feet

Produced for Cassidy & Tate Estate Agents  
For guidance purposes only. Not to scale.  
Store/Home Office/Gym included in Square Footage.

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

- Potential To Rebuild stpp
- Prime Location
- Chain Free
- Development Site stpp
- Detached Dwelling
- Walking To Sandringham
- Ideal Project
- Marshalswick Location

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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |                         |
|-----------------------------------------------------------------|-------------------------|-------------------------|
|                                                                 | Current                 | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |                         |
| (92 plus) A                                                     |                         |                         |
| (81-91) B                                                       |                         |                         |
| (69-80) C                                                       |                         |                         |
| (55-68) D                                                       |                         |                         |
| (39-54) E                                                       |                         |                         |
| (21-38) F                                                       |                         |                         |
| (1-20) G                                                        | 1                       | 1                       |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                         |
| England & Wales                                                 | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

