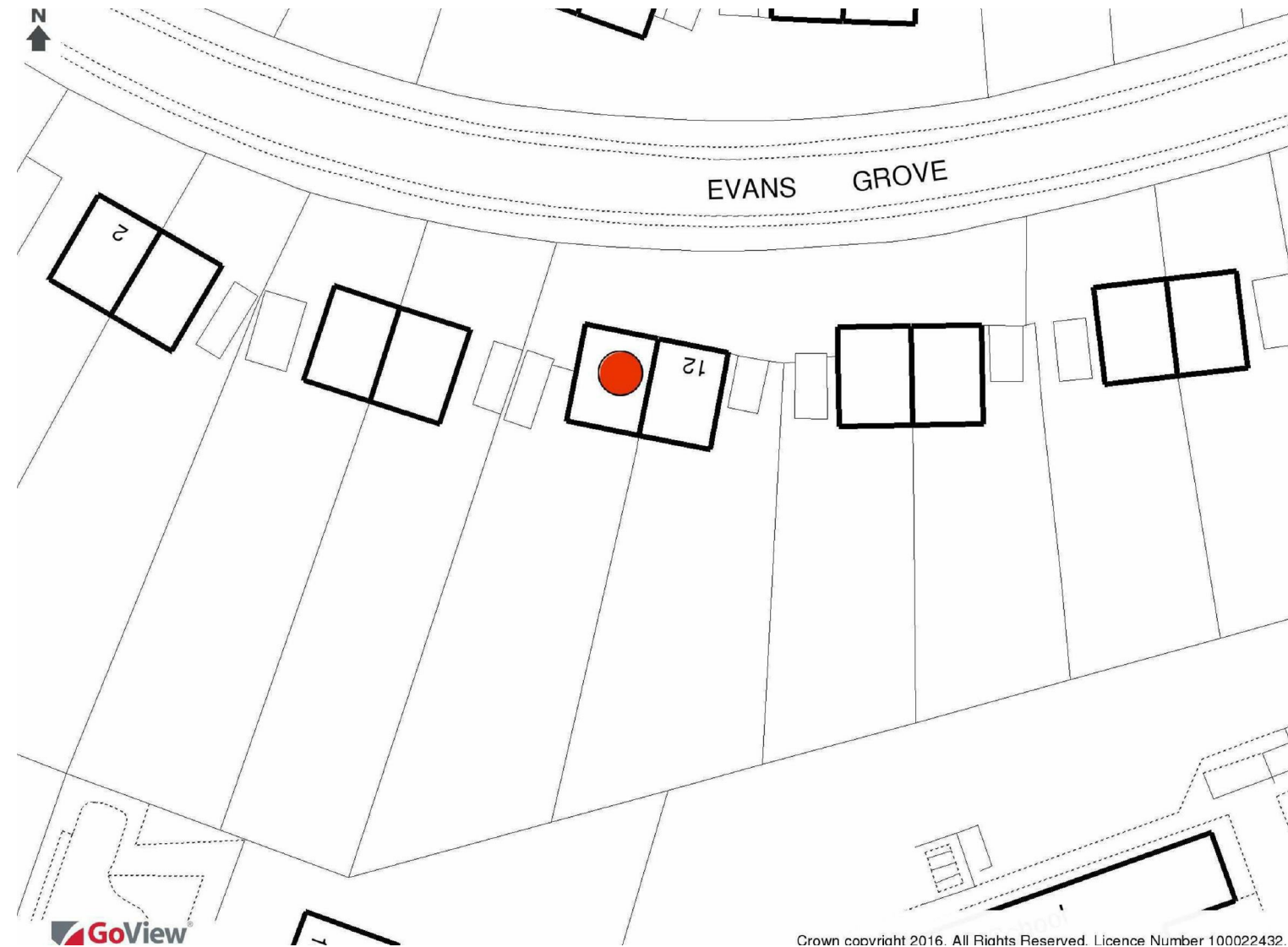


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& Tate  
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Award Winning Agency



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EVANS GROVE  
ST ALBANS  
AL4 9PJ

Guide Price £725,000

EPC Rating: G Council Tax Band: E



# All The Ingredients Needed For A Fabulous Lifestyle

Properties like this unextended three bedroom Nash semi detached are few and far between, where the potential buyer could design living accommodation that would meet individual needs and preferences (stpp). The property is located in the heart of Marshalswick and in very close proximity of highly regarded local schools. This property already boasts spacious and practical room arrangements including two reception rooms, and a fitted kitchen on the ground floor. On the first floor are two double bedrooms, a further single bedroom which are all served by a family bathroom with separate wc. Further features include a well maintained mature large rear garden, and a detached garage with off street parking in front of it. Evans Grove is a very sought after cul-de-sac location, close to good local amenities which can be found at The Quadrant parade. St Albans centre with its varied shopping and leisure facilities remains only a short distance away.



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
- Two Reception Rooms
- Un-Extended
- Large Family Garden
- Three Bedrooms
- Cul-De-Sac Location
- Potential To Extend S.S.T.P
- Garage & Parking

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	



