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Award Winning Agency

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MARSHALS DRIVE

ST. ALBANS

AL1 4RD

Price Guide £1,800,000

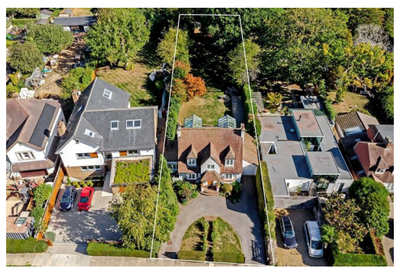
EPC Rating: D Council Tax Band: G



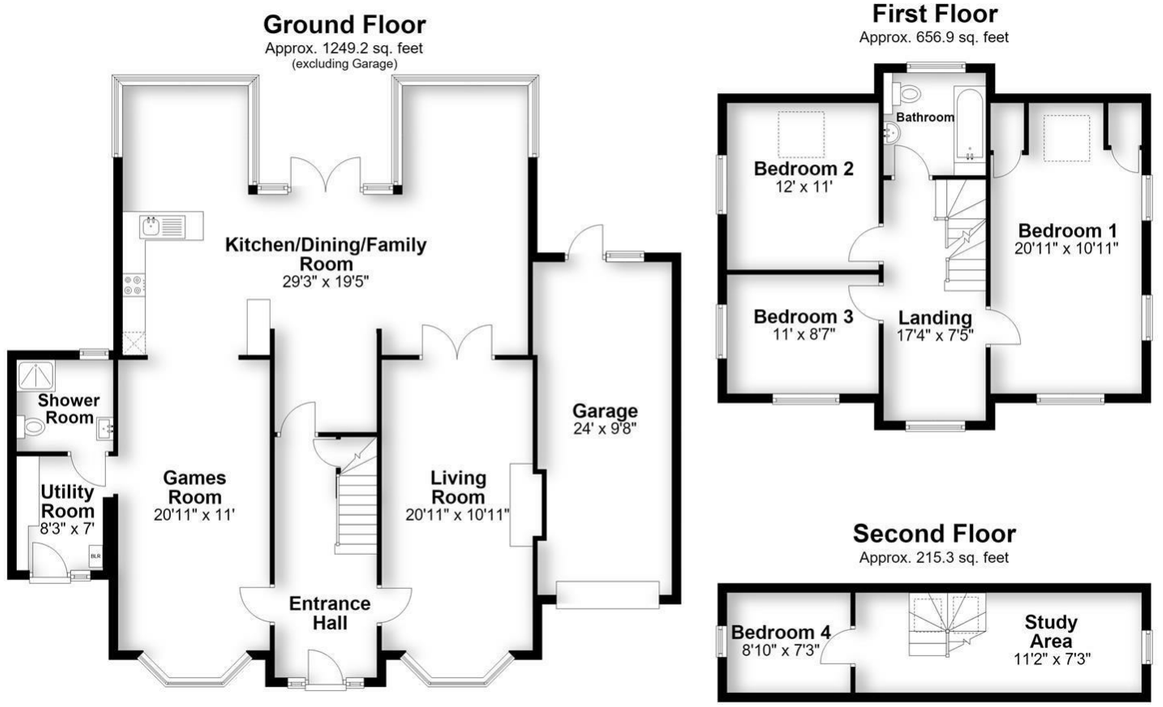
All The Ingredients Needed For A Fabulous Lifestyle

Occupying a highly sought-after position on Marshals Drive, directly opposite the open green space of The Wick, this impressive detached family home offers generous and versatile accommodation, a substantial private garden and exciting potential for further enhancement and extension. The property has an attractive traditional façade and provides an excellent balance of character and modern family living. The ground floor is particularly spacious, with two separate reception rooms to the front offering flexible spaces for formal entertaining, relaxing or working from home. To the rear, the heart of the house is the impressive open-plan kitchen, living and dining room, creating a superb everyday family space with views and access across the garden. There are four bedrooms served by two bathrooms, providing comfortable accommodation for a growing family. Further space is provided within the converted loft, currently utilised as a home office and study, making it ideal for those requiring a dedicated workspace away from the main living areas. A particular highlight of the property is the exceptional rear garden. Generous in both scale and privacy, it provides a wonderful setting for outdoor entertaining, children's play and family life. Its size also offers considerable scope to enlarge the existing house and create an even more substantial family home, subject of course to the necessary planning consents. Marshals Drive is regarded as one of the area's most desirable residential addresses, and this particular position opposite The Wick adds considerably to its appeal. Sandringham School is within easy walking distance, while St Albans' vibrant city centre and mainline station also remain accessible, providing fast rail connections into London St Pancras. Combining an excellent location, substantial garden, generous existing accommodation and significant future potential, this is a rare opportunity to acquire a detached family home in in St. Albans.









Total area: approx. 2121.4 sq. feet

Produced for Cassidy & Tate Estate Agents. For guidance purposes, 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.

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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



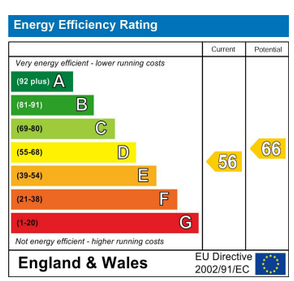






Specialists in Bespoke Properties

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- Four Bedrooms & Two Bathrooms
- Massive Potential To Extend STPP
- Close To Main Line Station & City Centre
- Parking For Several Cars
- Prime St. Albans Address
- Carriage Driveway
- Walking To Sandringham School
- Opposite The Wick Parkland
- Ideal Investment



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