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Cassidy
&Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

BRIAR ROAD
ST ALBANS
AL4 9TL

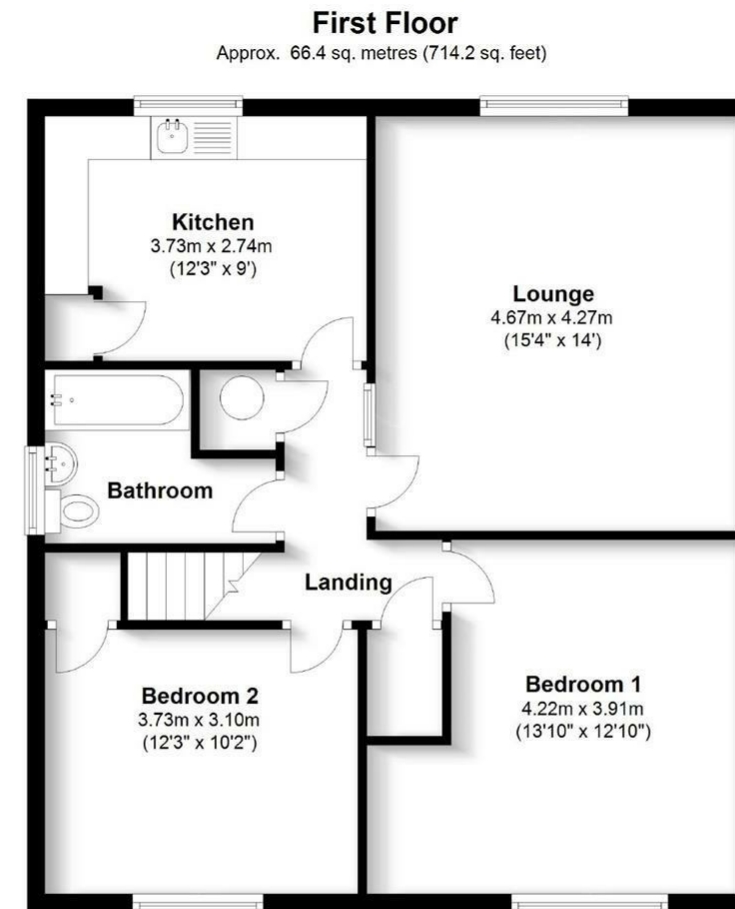
Guide Price £335,000

EPC Rating: G Council Tax Band: C



All The Ingredients Needed For A Fabulous Lifestyle

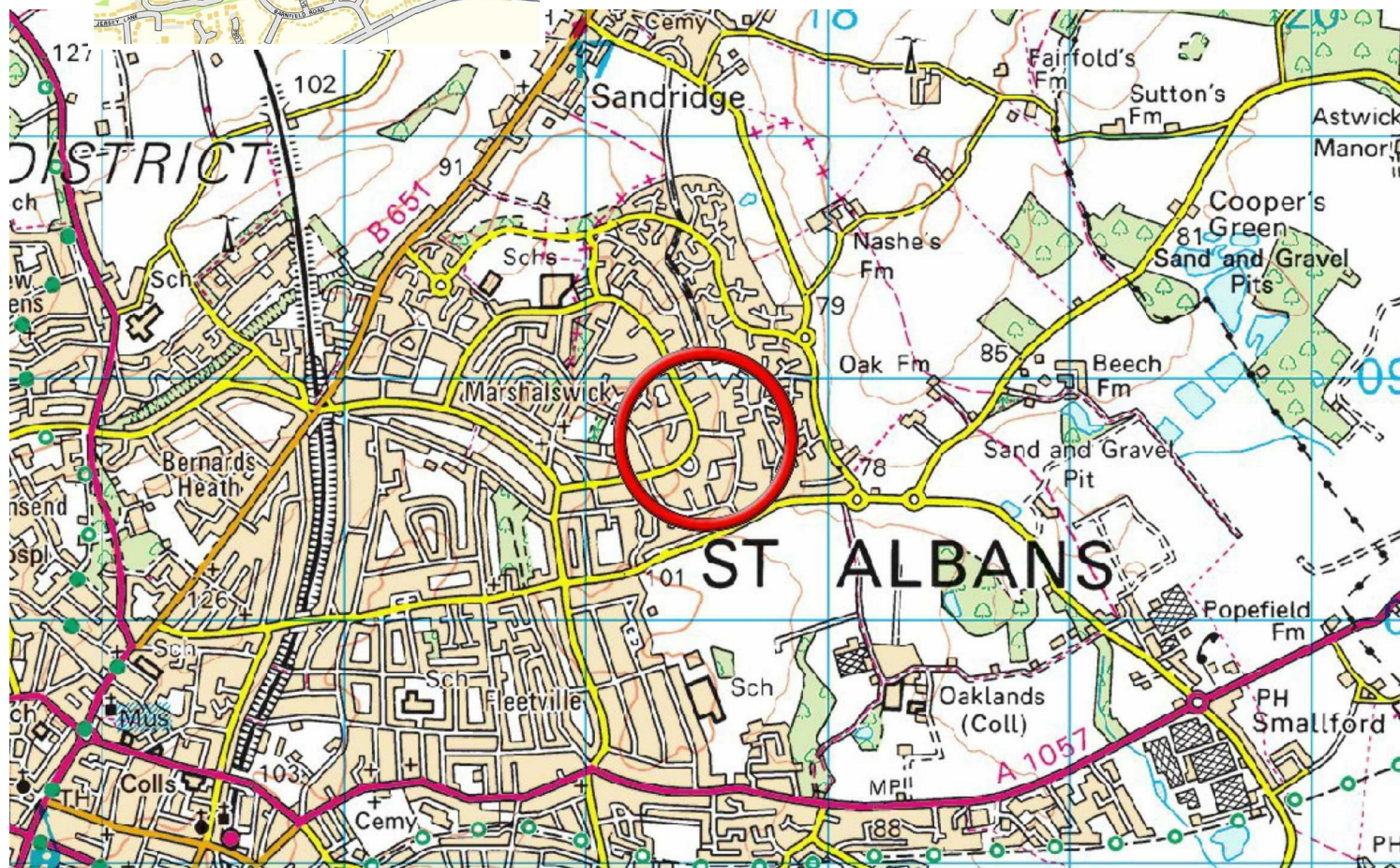
This spacious two double bedroom first floor maisonette situated in the heart of Marshalswick. Offering great room dimensions throughout, the property features a well proportioned lounge/dining room, a well appointed kitchen/breakfast room, two ample bedrooms and a bathroom. The property further benefits from double glazing, gas central heating, garage en-bloc, long lease and has the added benefit of a front garden. Briar Road is a prime location, situated within walking distance of the Quadrant parade, with its varied shopping facilities and eateries and is very well placed for highly regarded local schools. St Albans city centre with its extensive shopping and leisure facilities and the mainline railway station remain only a short car or bus ride away. This property also has the added benefit of being chain free.



Total area: approx. 66.4 sq. metres (714.2 sq. feet)

Produced for CASSIDY AND TATE
For guidance purposes only. Not to scale. Outbuildings not included in square footage.
Plan produced using PlanUp.

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

- Two Double Bedrooms
- Kitchen/Breakfast Room
- Front Garden
- Chain Free/ Long Lease
- Large Living Room
- Bathroom
- Garage
- Walking Distance To Shops

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		
Not energy efficient - higher running costs		
England & Wales	1	1

EU Directive 2002/91/EC



