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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

BARNFIELD ROAD

ST ALBANS

AL4 9UD

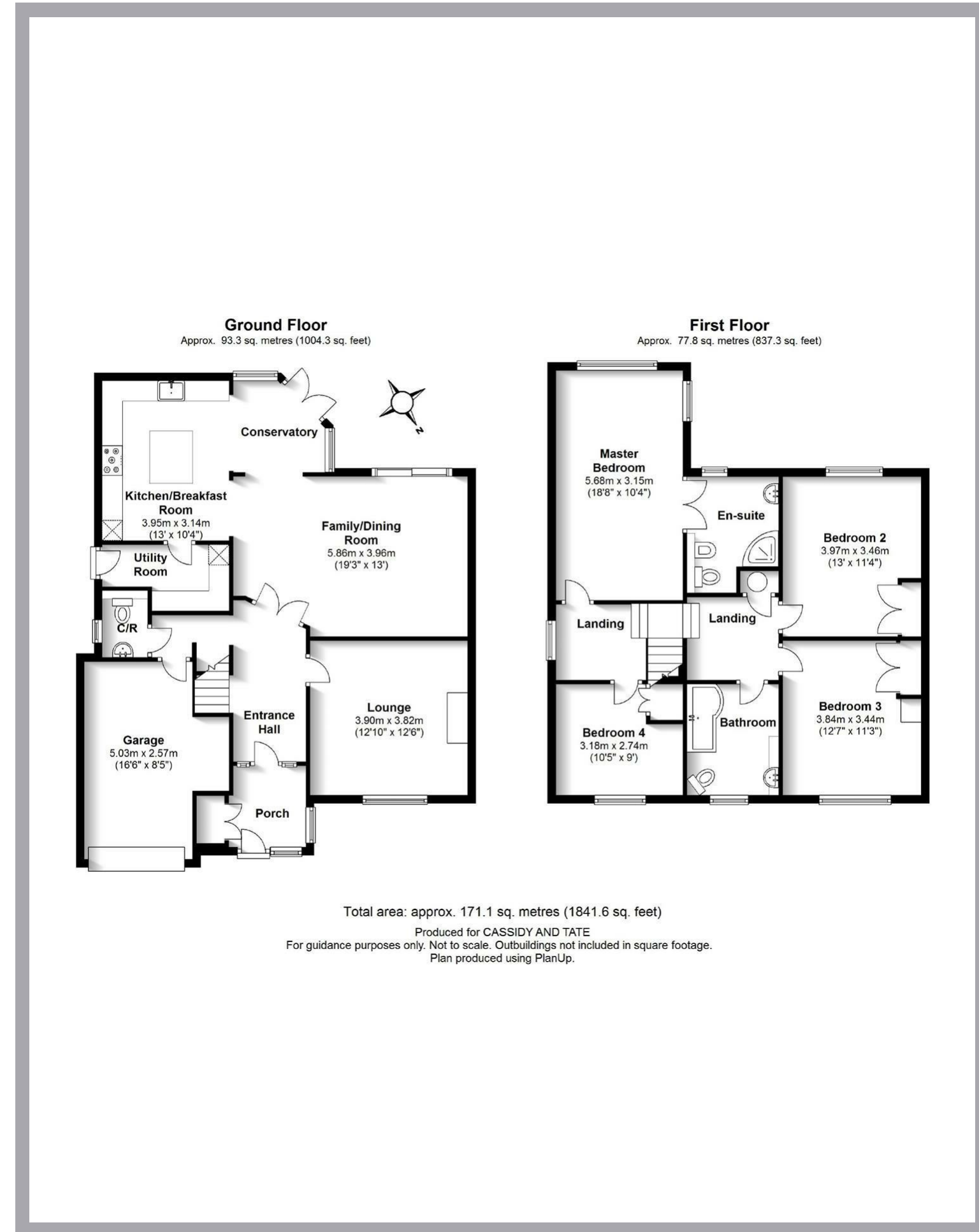
Price £935,000

EPC Rating: G Council Tax Band: E



# All The Ingredients Needed For A Fabulous Lifestyle

An enviable position together with spacious room dimensions makes this four bedroom semi detached property an ideal family home. Expertly designed to provide excellent and flexible living accommodation, that flows and connects beautifully. The property enjoys a 'country' style kitchen/breakfast room, a dining / family room with patio doors looking out to the garden and a cosy, welcoming lounge with feature fireplace. To the first floor is the master bedroom complete with a stylish four piece en-suite, three further good sized bedrooms and a modern family bathroom. A particular feature of the property is the beautiful rear garden which measures over 100ft in length, comprising of mature fruit trees, shrubs and flower beds. A driveway to the front of the property provides off road parking for one car which in turn leads to the garage. Barnfield Road is situated within the heart of Marshalswick, a popular area of St. Albans, close to good local amenities at the Quadrant parade and within the catchment of highly regarded schools. This property also comes with the added bonus of no upper chain.



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

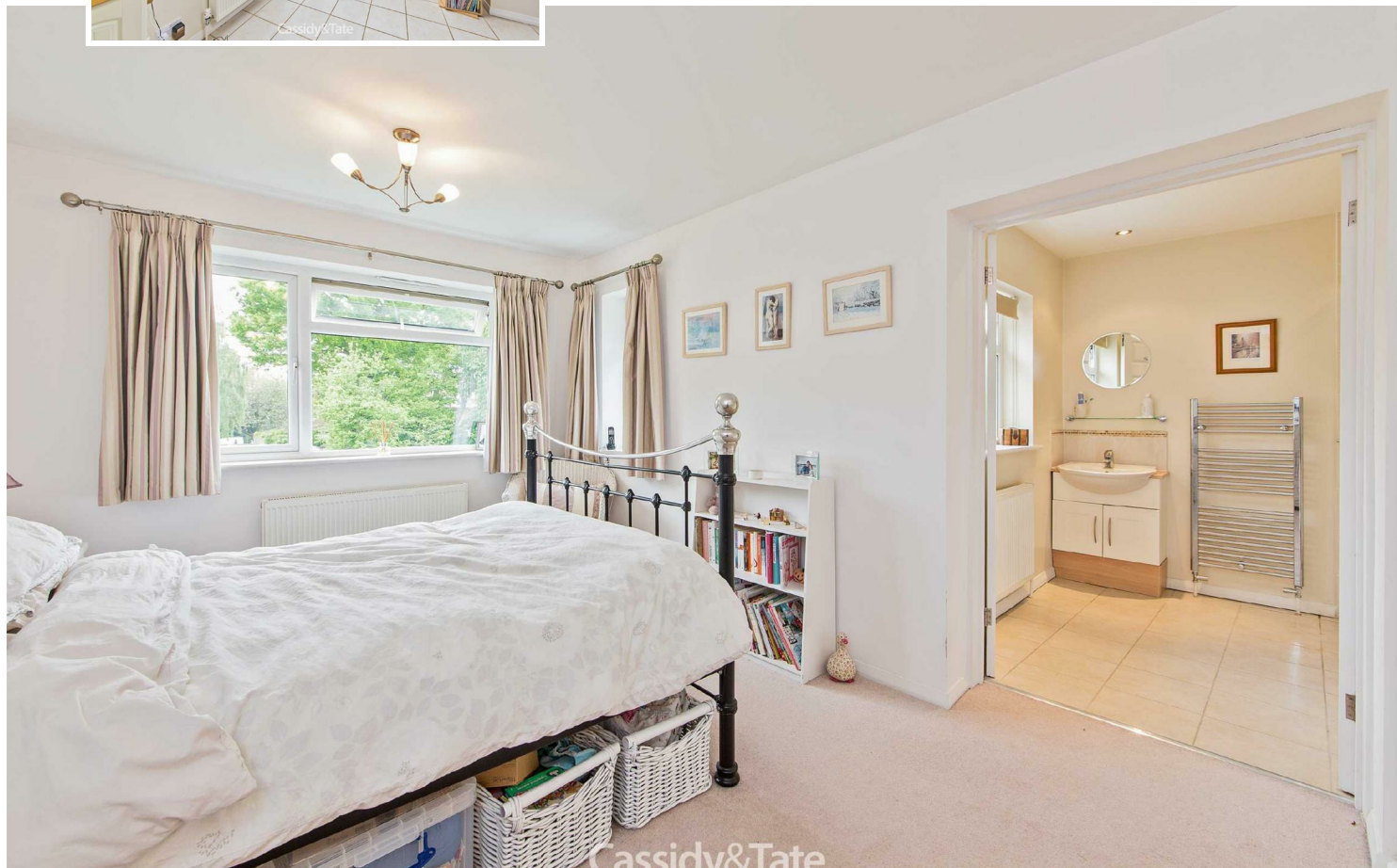
## Why Cassidy & Tate

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

- Chain Free
- Double Storey Extension to Side and Rear
- Four Bedrooms
- Bathroom & Cloakroom
- Nash Semi Detached
- Two Reception Rooms
- Master Bedroom En-Suite
- Garage & 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 |           |



