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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

MARSHALSWICK LANE

ST ALBANS

AL1 4UT

Guide Price £850,000

EPC Rating: G Council Tax Band: TBC



# All The Ingredients Needed For A Fabulous Lifestyle

A superb four bedroom detached family home which sits on a good sized plot and has been modernised by the current owners, offering the greatest of comfort, fabulous for playing host to entertaining guests, while still being able to cater for the everyday family needs. A superb open plan design on the ground floor incorporates a lounge, kitchen/breakfast room and a dining room, perfect living areas where the family can come together within a casual atmosphere or when entertaining family and friends. Wooden flooring flows and connects the open living spaces together and continues into a separate family room where large patio doors spill out to the patio area. Also to the ground floor is a cloakroom and utility room. Spacious accommodation continues to the first floor with a master bedroom served by an en-suite and a family bathroom serves the remaining three bedrooms. A lovely enclosed rear garden complements the property further whilst a driveway to the front allows for off road parking. Marshalswick Lane proves to be a popular address for families, professionals and commuters alike as it is within the catchment of excellent schools, close to good local amenities, and in easy reach of both St. Albans city centre and the mainline railway station.



Total area: approx. 1418.4 sq. feet

Produced for CASSIDY AND TATE  
For guidance purposes only. 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.

# 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

- Prime Location
- Four Reception Rooms
- Fully Refurbished
- Off Street Parking
- Four Bedroom Detached
- En-Suite, Cloak, Bathroom
- Family Garden & Courtyard
- School Catchment Area

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	



