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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

MARLBOROUGH ROAD  
ST ALBANS  
AL1 3XQ

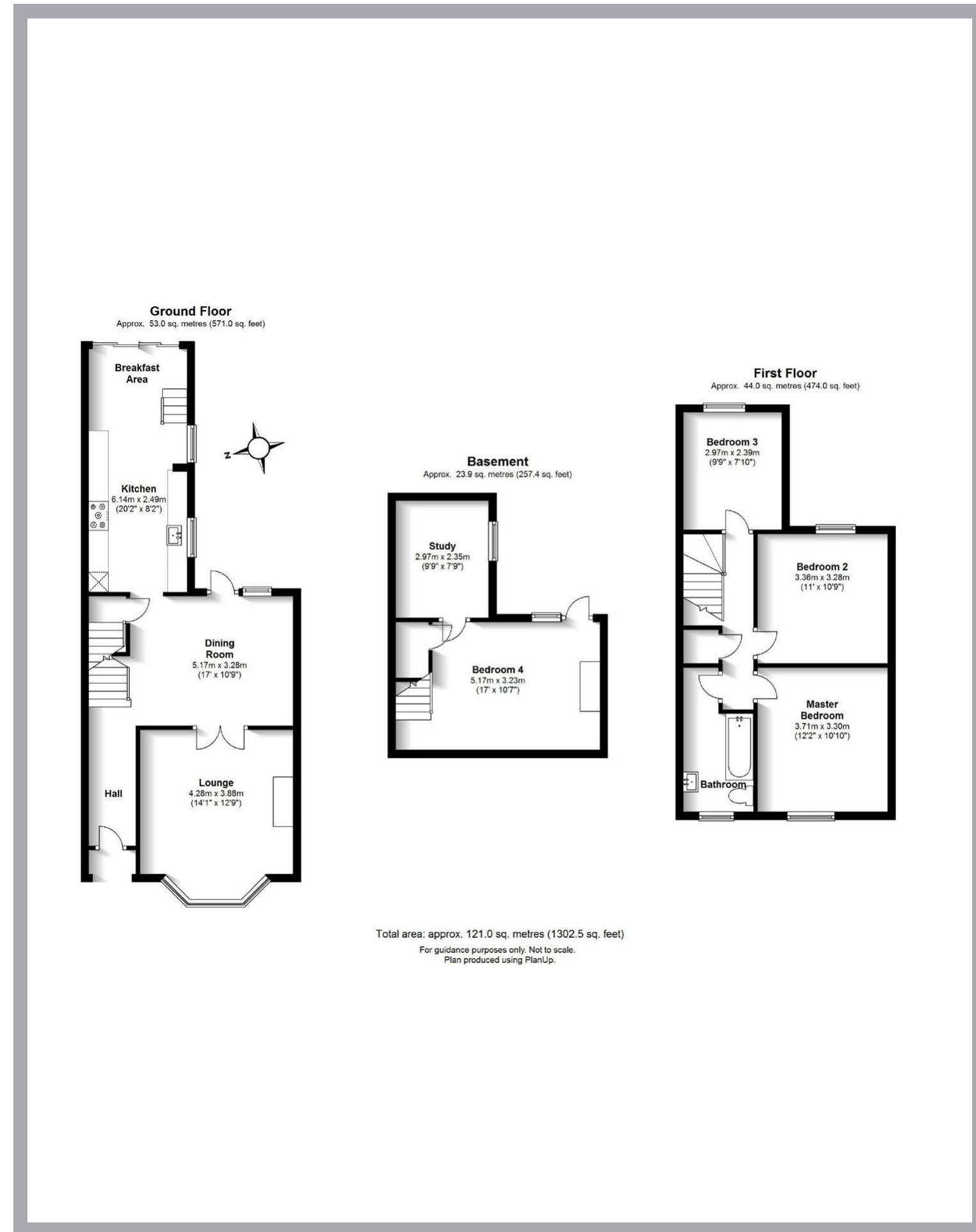
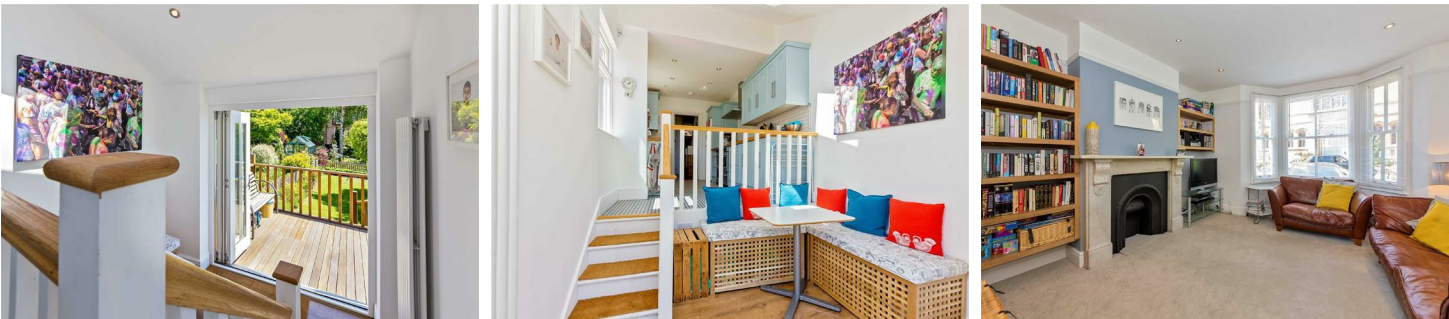
Price Guide £700,000

EPC Rating: G Council Tax Band: E



## All The Ingredients Needed For A Fabulous Lifestyle

A charming and deceptively spacious Victorian terraced, four bedroom property, which is ideally situated for reputable schooling and surrounded by the historical remains of St. Albans Roman heritage. This property fuses retained period features with contemporary additions providing private and relaxed family living. Arranged over three levels, the interior has been fully refurbished, and a well thought out floorplan lends itself to accommodate the growing family with living spaces to include two reception rooms, a superb, modern kitchen/breakfast room, three double bedrooms, and a stylish family bathroom on the first floor. A fourth bedroom, plus a study can be found on the basement level. The property is further enhanced by an attractive, well established rear garden and off road parking to the front. Marlborough Road is also conveniently located a short distance from the mainline train station, linking St. Albans to London, St Pancras and a short drive away from the motorway networks including M25 and M1.



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

- Town Centre Location
- Four Bedrooms
- Four Reception Rooms
- Split Over Three Levels
- Kitchen/Breakfast Room
- Fully Refurbished Property
- Family Garden
- Off Street parking To Front

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	



