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Cassidy
&Tate
Your Local Experts



Award Winning Agency

HAZELMERE ROAD

ST ALBANS

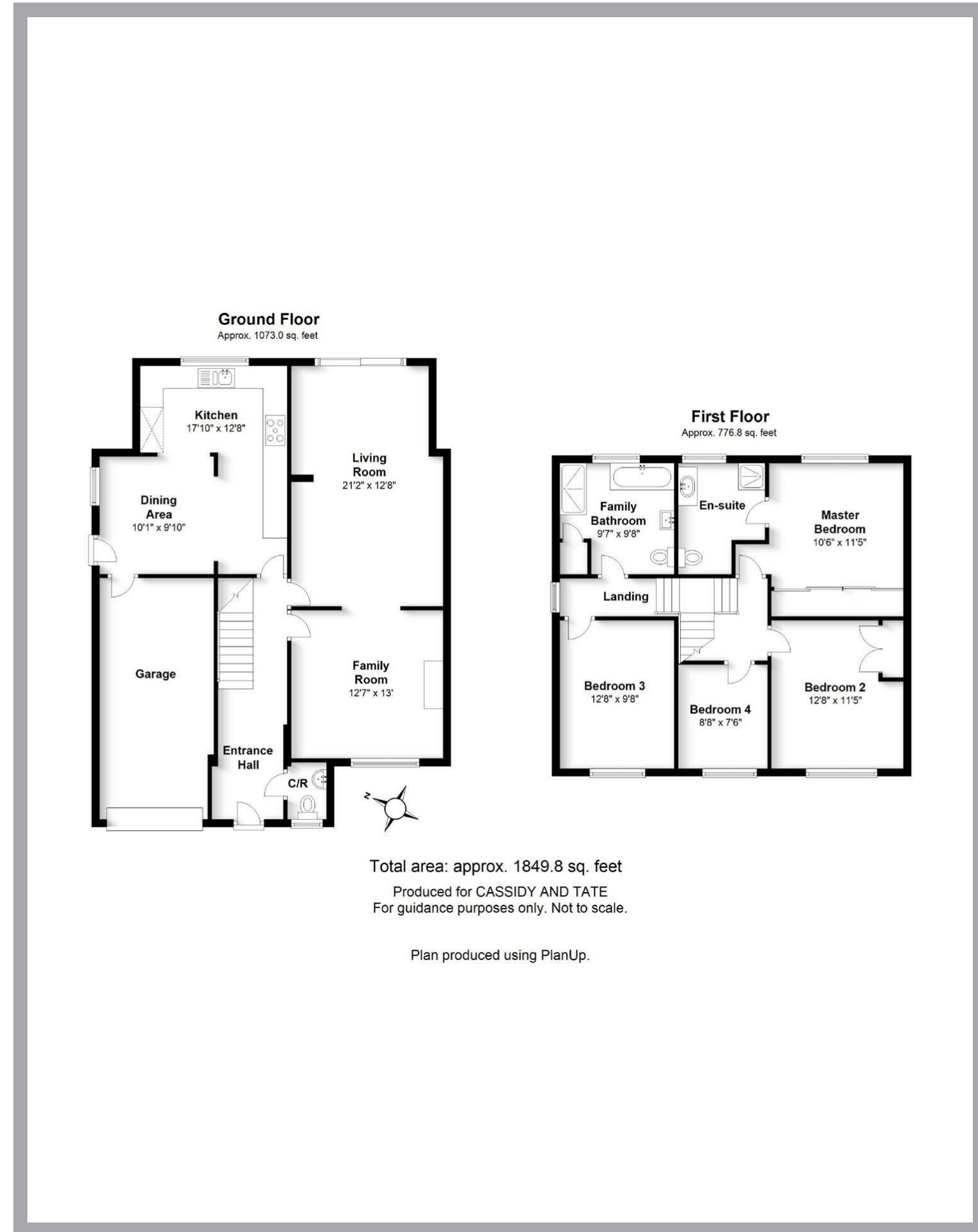
AL4 9SA



Cassidy&Tate

All The Ingredients Needed For A Fabulous Lifestyle

Positioned in an enviable road in Marshalswick, and located a short distance from highly acclaimed schools, is this four bedroom, three reception room, semi detached 'Nash' property which has been cleverly extended and refurbished by the current owners. The property has been enhanced with great style and flair to provide exceptionally bright and well proportioned rooms which flow well, creating a relaxing and welcoming atmosphere. At the heart of the house is a stunning kitchen/dining room complemented by beautiful granite work tops. A large family room with doors looking out to the garden, spills into the lounge, and a cloakroom completes the downstairs. Upstairs are three generous sized bedrooms followed by a fourth bedroom, en-suite to the master bedroom and a stylish family bathroom. Externally the property is complemented by a well tended rear garden, block paved driveway to the front which in turn leads to the larger than average garage.



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



Cassidy&Tate

Specialists in Bespoke Properties

- Well Extended 'Nash' Semi
- Stunning Kitchen/Diner
- Private Rear Garden
- Ideal For Popular Schools
- Four Bedrooms
- En-Suite To Master Bedroom
- Garage & Driveway
- Chain Free

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	1	1
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

