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&Tate
Your Local Experts



Award Winning Agency

www.cassidyandtate.co.uk



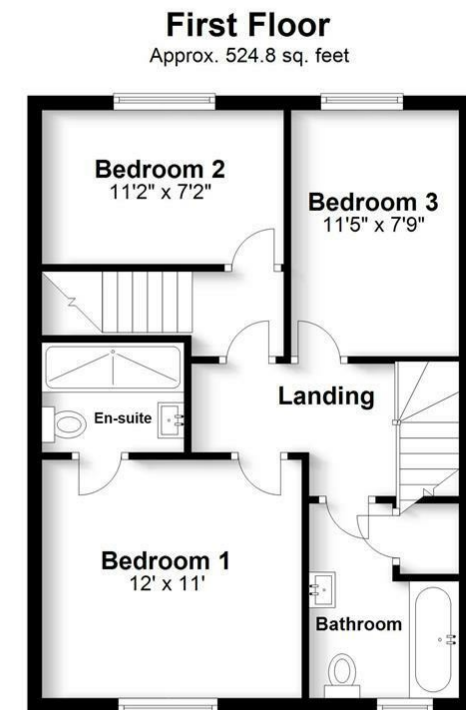
MARSHALL AVENUE
ST. ALBANS
AL3 5HR

Offers In Excess Of £800,000



All The Ingredients Needed For A Fabulous Lifestyle

Offered for sale with no upper chain is this deceptively spacious four bedroom semi-detached family home situated within the Bernard's Heath area of St Albans. The property is well placed for highly regarded schools and is within walking distance of the city centre and mainline railway station. The accommodation is arranged over three levels and comprises an entrance hall, cloakroom, kitchen/dining room and a sitting room with French doors leading to a low maintenance rear garden. On the first floor there is the master bedroom with en suite shower room, two further bedrooms and family bathroom. The second floor leads to an additional double bedroom. To the front of the property is a block paved driveway providing off road parking for two cars with gated access to a well maintained garden. The property does offer extension potential subject to obtaining the necessary planning consents and would make an ideal family home. Energy Rating C.



Total area: approx. 1277.2 sq. feet

Produced for Cassidy & Tate Estate Agents
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



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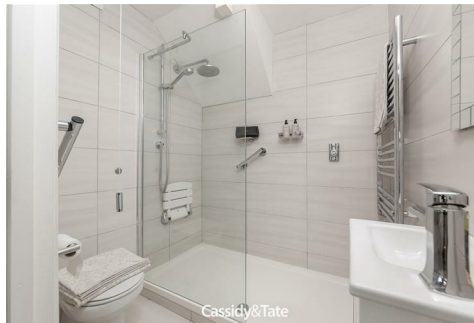
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Specialists in Bespoke Properties

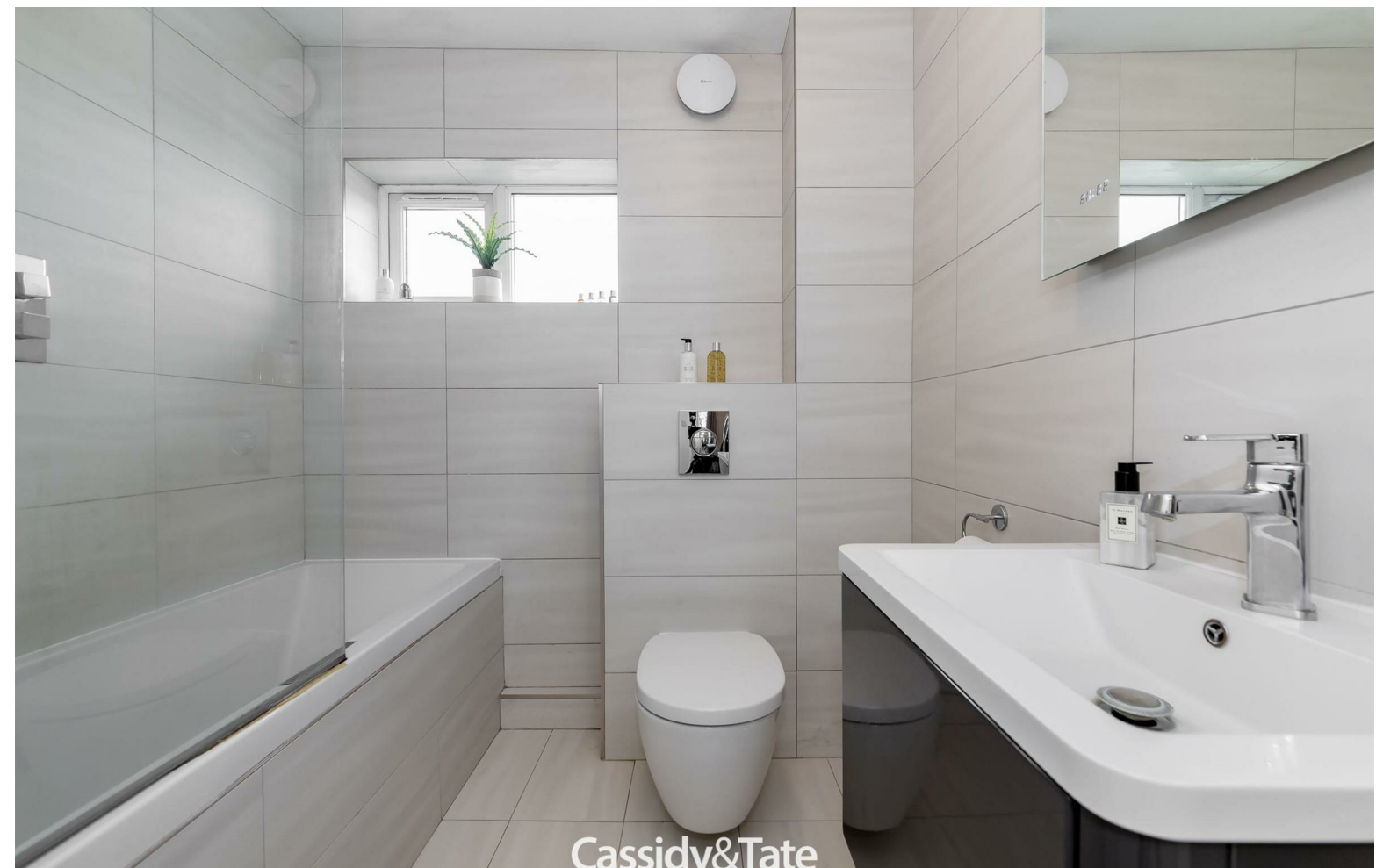
- Chain Free
- En-Suite
- Off-Street Parking
- Close To City Station
- Three/Four Bedrooms
- South Facing Garden
- Close To Local Schools
- W/C

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		73	73
		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			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		72	72
		EU Directive 2002/91/EC	



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