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Cassidy
& Tate
Your Local Experts



Award Winning Agency

BRIAR ROAD
ST. ALBANS
AL4 9TH



All The Ingredients Needed For A Fabulous Lifestyle

A beautifully presented and versatile five-bedroom extended semi-detached Nash family home with an additional ground floor bedroom and adjoining shower room. Located on a most desirable and sought-after road in the heart of Marshalswick, within 850 metres of the renowned Sandringham Secondary School. Arranged over two floors and with living spaces that are both practical and adaptable, this spacious home features a well-appointed open plan kitchen/dining/living room, a comfortable lounge with an open fireplace, a front study/5th bedroom with a downstairs shower room, ideal for a dependant relative of a second reception. Upstairs are five double bedrooms, an en-suite to the master bedroom with a dressing area, and a family bathroom. The property also benefits from off-street parking for two to three cars and a well-tended and good-sized mature rear garden. Briar Road is conveniently located for highly acclaimed junior and senior schools and good local amenities at the local Quadrant shopping parade, for a variety of daily needs, making this the ideal family home.



Ground Floor

Approx. 910.0 sq. feet



First Floor

Approx. 795.5 sq. feet



Total area: approx. 1705.5 sq. feet

Produced for Cassidy & Tate Estate Agents. For guidance purposes, 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

- Walk To Sandringham School
- Large Nash Semi
- Five Bedrooms
- Three Bathrooms
- Open Plan Living
- Three Reception Rooms
- Family Garden
- Walk to Local Shops

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	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	EU Directive 2002/91/EC	

