



## All The Ingredients Needed For A Fabulous Lifestyle

Approached via a carriage driveway, this very dated detached four bedroom property is in need of a full and major refurbishment, sitting upon a third of an acre plot and situated on the favoured south side of one of St. Albans most prestigious roads Marshals Drive. The property is chain free and currently offers planning permission to completely transform the property. Depending on your budget and timeframe this would be an ideal refurb project or a major new build construction. Please contact the sales team for further information and viewing times on 01727 228428.

MARSHALS DRIVE

ST. ALBANS

ALI 4RQ



Offers Over £2,335,000

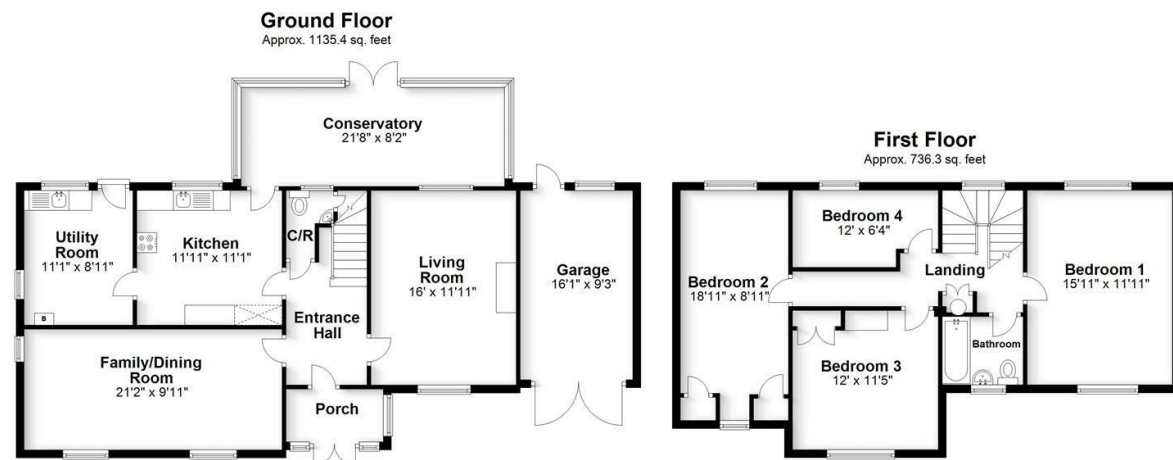


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Total area: approx. 1871.6 sq. feet

Produced for Cassidy & Tate Estate Agents  
 For guidance purposes only. Not to scale.

Plan produced using PlanUp.



## Specialists in Bespoke Properties

- Prime Location
- Close To City & Schools
- Large Family Garden
- Chain Free
- Walking To Station
- Refurb Project
- Planning Granted
- Potential To Extend stpp



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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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# Award Winning Agency