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Offers Over £1,200,000



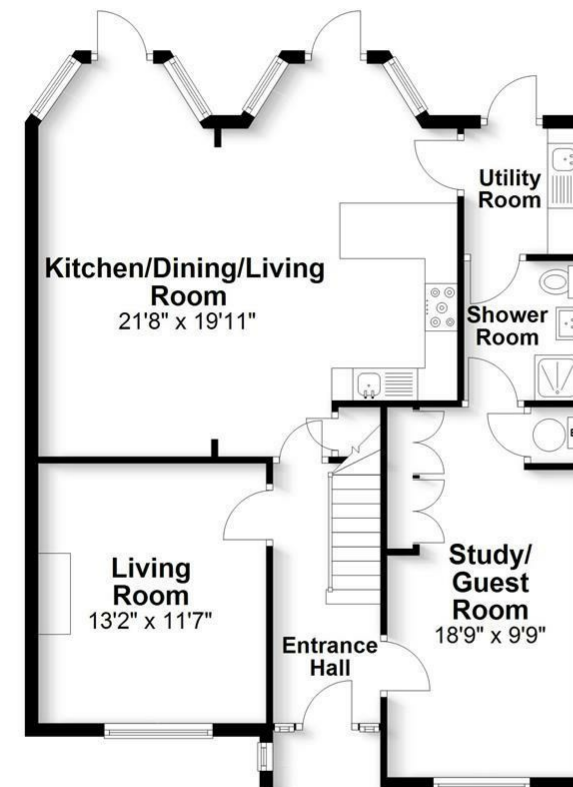
All The Ingredients Needed For A Fabulous Lifestyle

Nestled in the charming Briar Road of Marshalswick St. Albans, this delightful semi-detached Nash house from the 1930s/1950s boasts a perfect blend of character and modern living. As you step inside, you'll be greeted by three inviting reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. With five generously sized bedrooms, three bathrooms, and ample space for a growing family, this property offers the comfort and privacy you've been searching for. The convenience of parking for two/three vehicles ensures that you'll never have to worry about finding a spot after a long day. Situated in the sought-after area of Marshalswick, this home is within walking distance to the prestigious Sandringham school, making it an ideal choice for families with children. The five double bedrooms provide flexibility for various needs, whether it's a home office, a guest room, or a playroom for the little ones. The large family garden is a true gem, offering a tranquil retreat where you can unwind amidst nature or host summer barbecues with friends and family. The Nash Semi architecture adds a touch of elegance to the property, making it a standout in the neighbourhood. Don't miss out on the opportunity to make this house your home. Embrace the warmth and character of this property, and envision the wonderful memories you'll create in this inviting space.



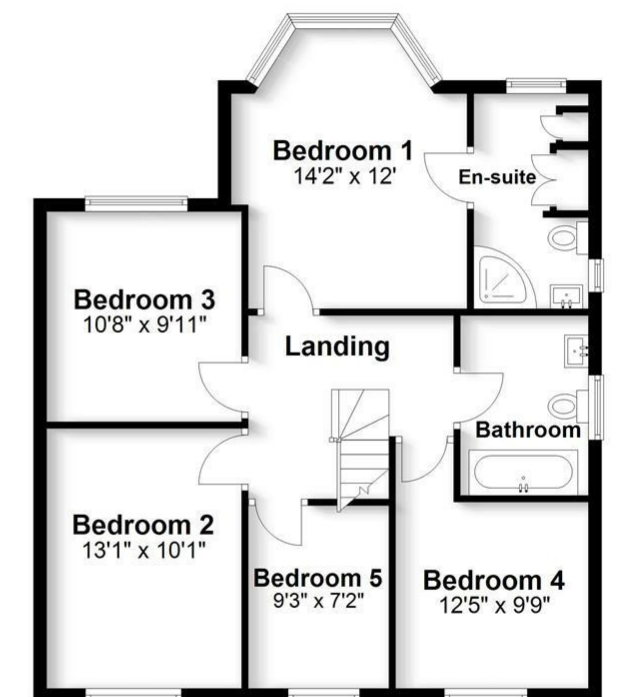
Ground Floor

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
- Beautiful Garden
- Off Street Parking

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	

