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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

KINGSHILL AVENUE
ST. ALBANS
AL4 9QB

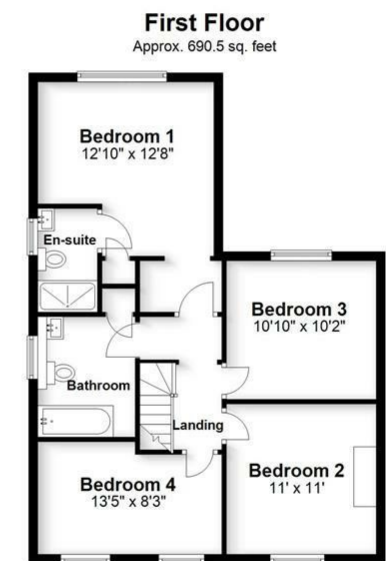
Price Guide £1,200,000

EPC Rating: C Council Tax Band: E



All The Ingredients Needed For A Fabulous Lifestyle

Occupying a prime position on the ever-popular Kingshill Avenue in the heart of Marshalswick, this beautifully extended semi-detached family home offers an exceptional opportunity to acquire a substantial residence within walking distance of the highly sought-after Sandringham School. Spanning approximately 1,648 square feet, the property has been significantly enlarged from its original 1930s design to create a versatile and spacious home perfectly suited to modern family living. With four generous bedrooms and an impressive selection of reception spaces, the house provides the flexibility required for growing families, whether for entertaining, working from home, or simply enjoying everyday life. The heart of the home is the abundance of living accommodation, with four reception rooms offering endless possibilities for family gatherings, children's play areas, formal entertaining or quiet relaxation. The layout has been thoughtfully designed to accommodate the demands of modern living while retaining the character and charm associated with homes of this era. Outside, the property continues to impress with a wonderful rear garden that provides the ideal setting for outdoor entertaining and family enjoyment. A particular highlight is the detached home office, offering an excellent work-from-home solution or versatile additional space for a gym, studio or hobby room. Location is everything, and Kingshill Avenue remains one of Marshalswick's most desirable addresses. Families are particularly drawn to the area for its close proximity to the outstanding Sandringham School, which can be reached on foot, alongside excellent local amenities, parks and transport links. Rarely do extended family homes of this size and quality become available in such a sought-after location. Offering generous accommodation, a fantastic garden, dedicated home office space and access to some of St Albans' most respected schooling, this is a great opportunity to secure a long-term family home.



Main area: Approx. 153.1 sq. metres (1648.0 sq. feet)
Plus outbuildings: approx. 25.5 sq. metres (274.4 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

- Large Nash Semi
- Four Bedrooms
- Four Reception Rooms
- Large Family Garden
- Off Street Parking
- Walking To Sandringham School
- Three Bathrooms
- Detached Home Office/Gym
- Largely Extended
- Located In Marshalswick

| Energy Efficiency Rating | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 71 | 78 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |



