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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

BLACKTHORN CLOSE

ST. ALBANS

AL4 9RP

Guide Price £1,250,000

EPC Rating: C Council Tax Band: F

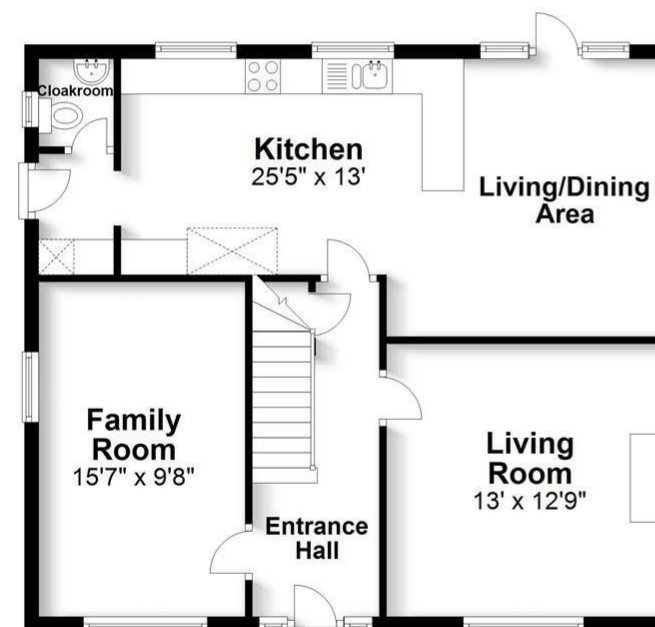


All The Ingredients Needed For A Fabulous Lifestyle

A beautifully extended classic Nash semi-detached home positioned towards the end of a highly sought after and quiet cul de sac within the heart of Marshalswick. Within walking distance and within the catchment areas for top local junior schools plus Sandringham Secondary School. Now with four double bedrooms and an en-suite and family bathrooms on the first floor. On the ground floor an entrance hall has a garage to the left which has been converted to a second reception/play room and on the right a cosy front sitting room. The hall then leads onto a large open plan live in/ eat in contemporary kitchen overlooking the good size garden which is close to west facing to capture the afternoon and evening sun. To the front is a driveway providing off road parking for a number of vehicles. The Quadrant Shopping Centre is also within walking distance with its eateries and the all important Marks and Spencer Food Hall. The city station with its fast link to London is only a short drive away.



Ground Floor
Approx. 759.3 sq. feet



First Floor
Approx. 761.8 sq. feet



Total area: approx. 1521.1 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



Specialists in Bespoke Properties

- Extended Nash Semi
- Cul De Sac Location
- Walk To Local Shops
- Live In/Eat In Kitchen
- Four Double Bedrooms
- Walk to Sandringham
- Close to Skyswood School
- Potential To Extend stpp

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		
EU Directive 2002/91/EC	73	80
England & Wales		



