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Award Winning Agency



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DEANS GARDENS  
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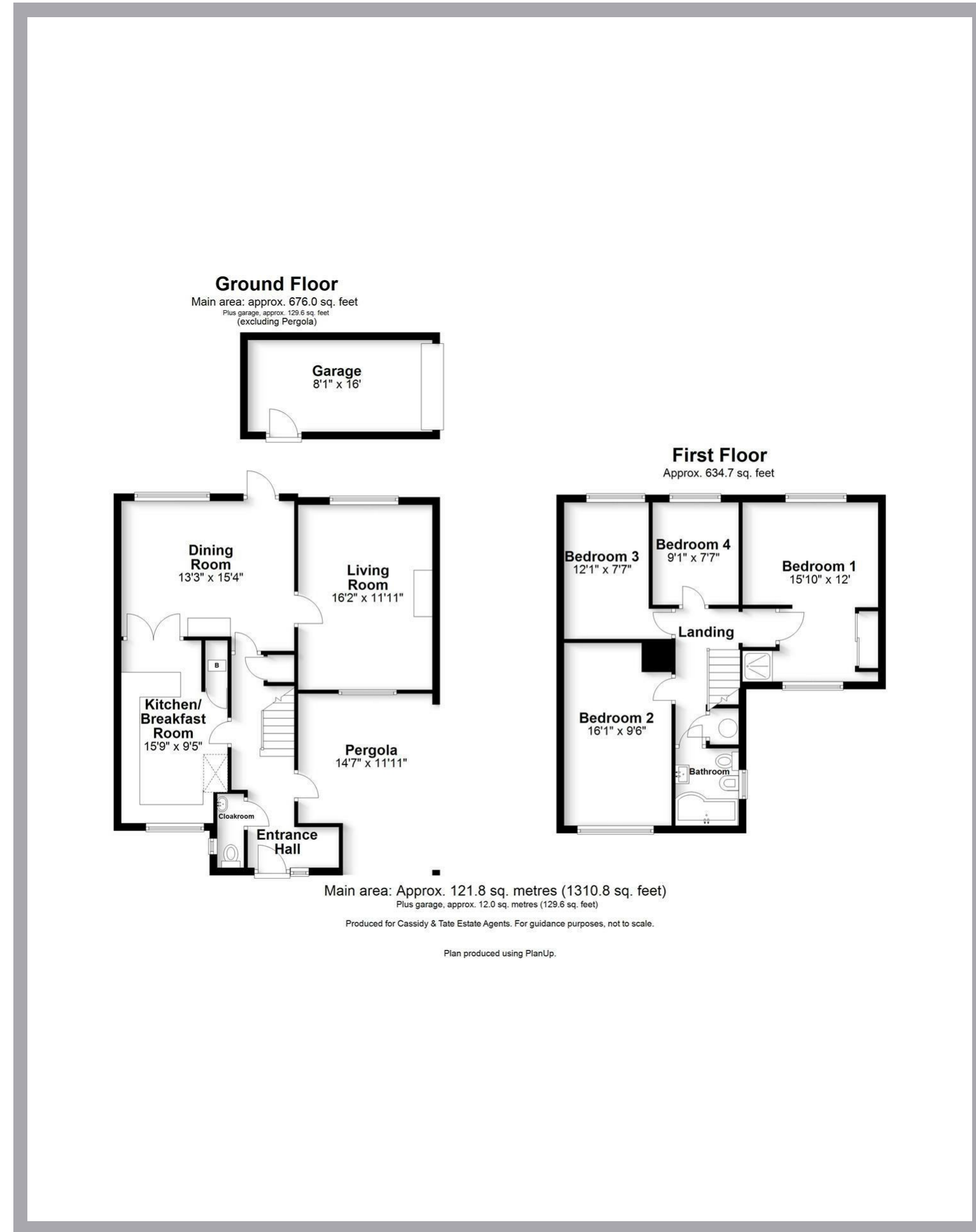
Price Guide £850,000

EPC Rating: D Council Tax Band: E



# All The Ingredients Needed For A Fabulous Lifestyle

Nestled in the desirable Marshalswick area of St. Albans, this extended four bedroom semi-detached house offers a perfect blend of space and comfort. With generous accommodation on the ground floor, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining, together with kitchen/breakfast bar and cloakroom. The home features four well-proportioned bedrooms, providing ample accommodation for families or those seeking extra space for guests or a home office. The property is set on a large corner plot, which enhances its appeal and provides a sense of privacy. The outdoor space is particularly noteworthy, featuring a spacious alfresco terrace garden that is perfect for summer gatherings or quiet evenings under the stars. Additionally, the garage offers convenient storage or parking options. This extended home is not only a delightful retreat but also benefits from its proximity to the highly regarded Sandringham School, making it an excellent choice for families prioritising education. With its combination of practical living space, outdoor enjoyment, and a prime location, this property is a wonderful opportunity for those looking to settle in a vibrant community.



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

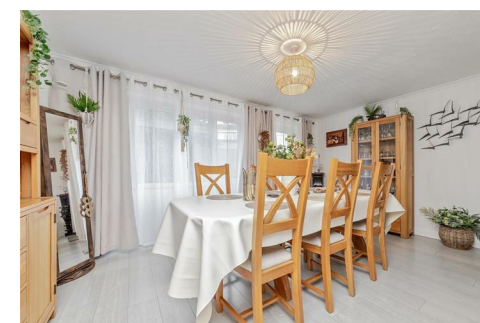
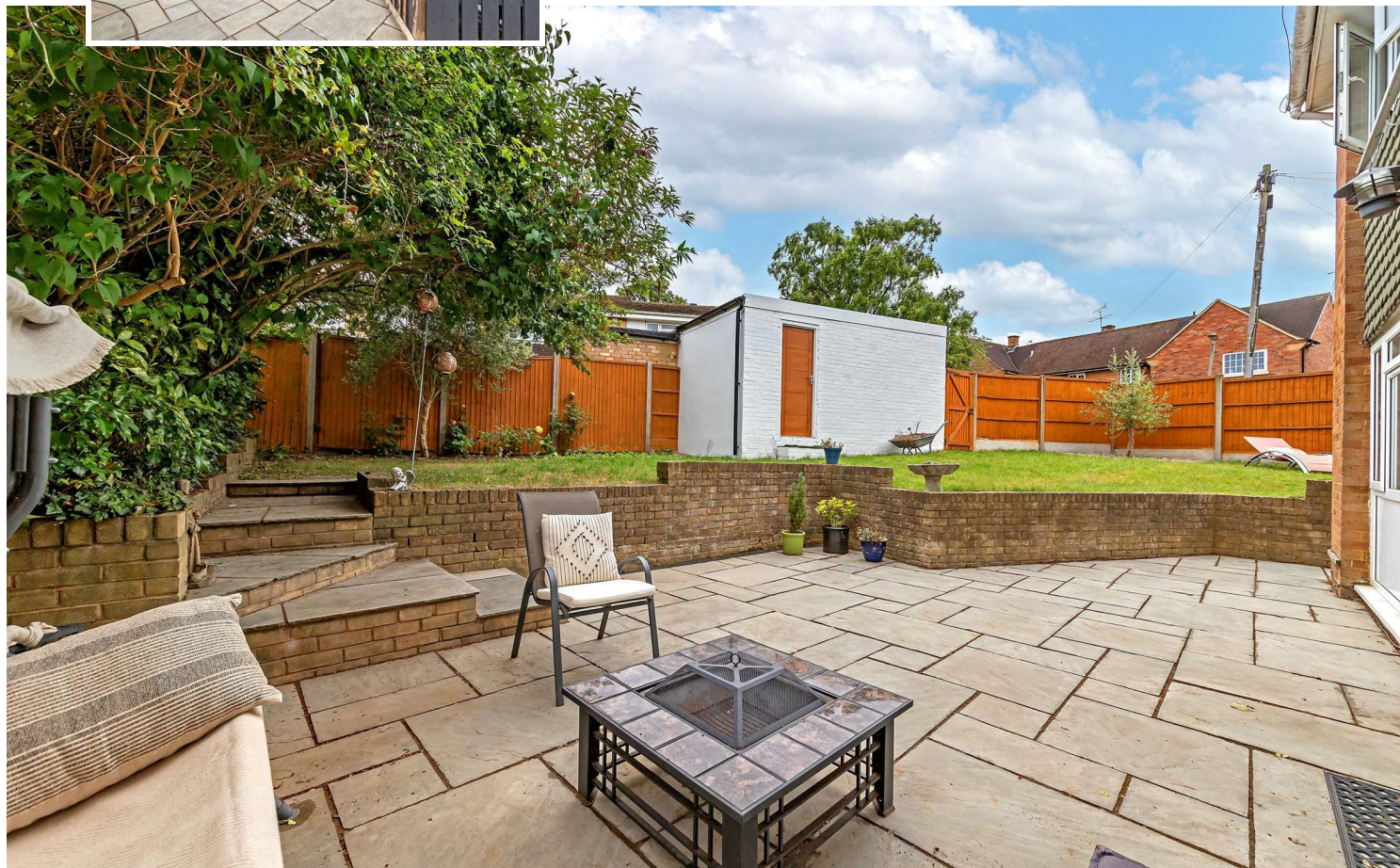
## Why Cassidy & Tate

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

- Located In Marshalswick
- Extended & Refurbished
- Garage & Parking
- Four Bedrooms
- Semi Detached House
- Walking To Sandringham School
- Large Corner Plot
- Outside Terrace Area
- Two Reception Rooms
- Landscaped Garden

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



