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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



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MARSHALSWICK LANE

ST. ALBANS

ALI 4XF

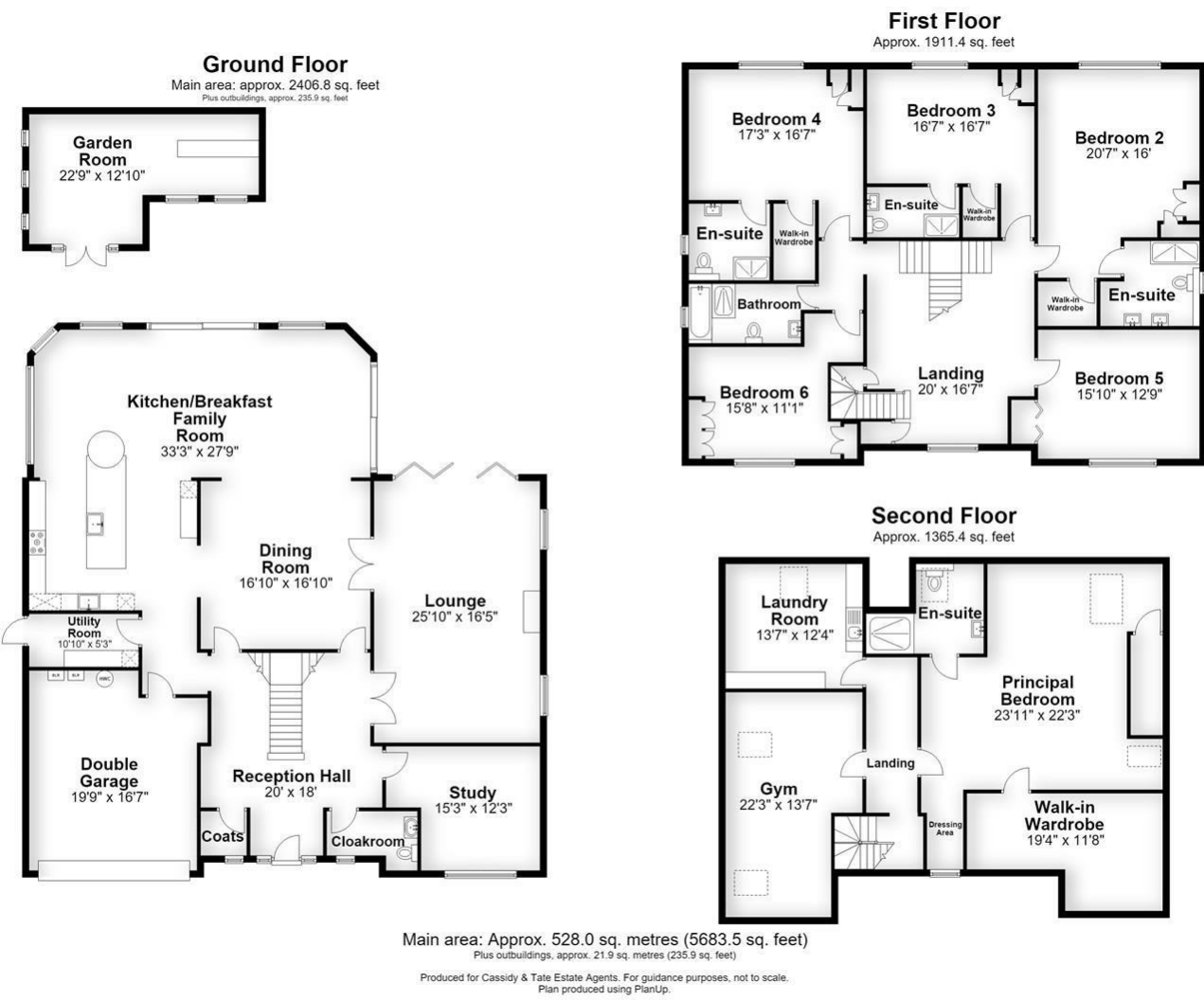
Price Guide £3,500,000

EPC Rating: C Council Tax Band: G



# All The Ingredients Needed For A Fabulous Lifestyle

Occupying an enviable position along one of St Albans' most prestigious residential roads, this magnificent detached residence extends to approximately 5,700 sq ft and represents one of Marshalswick's finest family homes. This stunning property has been sympathetically remodelled, extended and comprehensively refurbished to an exceptional standard, seamlessly combining timeless architectural elegance with contemporary luxury. Designed with both sophisticated entertaining and modern family living in mind, the beautifully balanced accommodation offers an impressive collection of six elegant reception rooms, each providing its own unique setting for formal occasions, relaxed family life or quiet retreat. Flooded with natural light and finished with meticulous attention to detail, every space has been thoughtfully curated to create an atmosphere of understated luxury throughout. The six beautifully appointed bedroom suites offer exceptional comfort and privacy, each complemented by a luxurious bathroom finished to an impeccable specification. Every element of the home reflects the quality and craftsmanship expected from a residence of this calibre. The south-facing landscaped gardens provide a private sanctuary, perfectly designed for both relaxation and entertaining. Expansive terraces lead onto manicured lawns, while a stunning garden/games room incorporating a bespoke bar creates an outstanding setting for summer gatherings, family celebrations or simply unwinding at the end of the day. Approached via electric gates, the property enjoys an impressive sense of arrival with extensive secure parking and a double garage, enhancing both practicality and exclusivity. Perfectly positioned within walking distance of the highly regarded Sandringham School and within easy reach of the city centre, mainline station and excellent transport links into London, this exceptional residence offers the perfect balance of luxury and convenience.



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

- 5,680 Square Feet Dwelling
- Six Bathrooms
- Beautiful Condition Throughout
- Walking To Sandringham School
- Over Three Levels
- Six Double Bedrooms
- Six Reception Rooms
- Double Garage & Gated Parking
- South Facing Landscaped Gardens
- Completed Chain

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 79      | 82        |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |



