



**Cassidy  
& Tate**  
Your Local Experts

*Marshalswick Lane, St Albans, Hertfordshire, AL1 4UR*  
*Offers in excess of £1,500,000*

Cassidy & Tate are delighted to offer to the market a brand new, spacious and unique five double bedroom, double fronted house that spans in excess of 2600 sq ft and over three floors. This family home has been intuitively crafted to create a modern detached residence, offering flexible living accommodation for busy family lifestyles whilst also providing ample entertaining space. Upon entering through double doors you are welcomed by the elegant reception area where a fabulous octagonal galleried landing allows for a bright and airy feel. Immediately from the reception area is the hub and heart of the home, a superb open plan kitchen/dining/family room which is spacious but yet still allows for intimate living, and the base from which to flow from inside to outside via bi-folding doors. Also on the ground floor is a separate living room, a perfect setting to unwind, a study and a useful utility room. On the first floor are four bedrooms, one of which has its own en-suite and the stylish family bathroom. The master bedroom, plus dressing room and en-suite can be found on the second floor. Externally is a low maintenance rear garden with a large timber building which has been partitioned into two. To the front is a driveway providing off road parking for several cars. Marshalswick Lane is a favoured address as it is within the catchment of excellent schools, close to good local amenities and near to the mainline railway station and the city centre.



## **Introduction**

Accommodation comprises of: Entrance Lobby, Reception, Evening Room, Office/Study, Utility Room, Cloakroom, Open Plan Kitchen/Breakfast Area/Family Area/Dining Area, Five Bedrooms, Two En-Suites, Family Bathroom, Rear Garden, Front Garden With Off Street Parking.





## Ground Floor Accommodation

### Entrance Hall

Double door to front aspect. Feature herring bone mirrored wall. Tiled floor. Underfloor heating. Floor to ceiling glass doors opening to Reception. Door to Study.

### Study/office

Sash double glazed window to front aspect. Carpet. Under floor heating.

### Reception

Stairs to first floor with cupboard below. Main Octagonal feature rising from floor to ceiling creating a light and airy feel with bevelled glass inset between balustrades. Tiled floor. Under floor heating. Reception opens out into open plan living accommodation.

### Living Room

Sash double glazed windows to front and side aspects. Inset log burner. Tiled floor. Under floor heating.

### Cloakroom/Utility Room

Sash double glazed window to side aspect. Range of wall and base units with worktops and inset single drainer sink unit. Worcester central heating boiler. Space and plumbing for washing machine and tumble dryer. Tiled floor. Under floor heating. Low level WC.







## Open Plan Accommodation

### Kitchen Area

Comprehensive range of wall and base units complemented with granite work surfaces. Inset sink unit. Breakfast bar. Integrated appliances include AEG double oven, five ring gas hob with chimney extractor over, fridge and freezer. Further Lamona integrated freezer and dishwasher. Tiled floor. Under floor heating.

### Dining Area

Bi-fold doors to rear aspect opening onto extensive patio area. Tiled floor. Under floor heating.

### Family Area

Sash double glazed windows to side and rear aspects. Tiled floor. Under floor heating.

## First Floor Accommodation

### Landing

Octagonal galleried landing with further stairs to second floor.

### Bedroom Two

Sash double glazed window to rear aspect. Two radiators. Carpet.



## *En-Suite*

Suite comprises: Triangular double shower cubicle. Vanity unit. Low level WC. Extractor fan. Chrome heated towel rail. Tiled floor and walls. Sash double glazed window to side aspect.

## *Bedroom Three*

Sash double glazed window to front aspect. Radiator. Carpet.

## *Bedroom Four*

Sash double glazed window to front aspect. Radiator. Carpet.

## *Family Bathroom*

Suite comprises: Bath with overhead shower. Vanity unit. Low level WC. Extractor fan. Chrome heated towel rail. Tiled floor and walls. Sash double glazed window to front aspect.

## *Second Floor Accommodation*

### *Master Suite & Dressing Area*

Double glazed windows to side aspects. Two skylights. Feature inset Octagonal glass floor. Two radiators. Carpet. Dressing area.

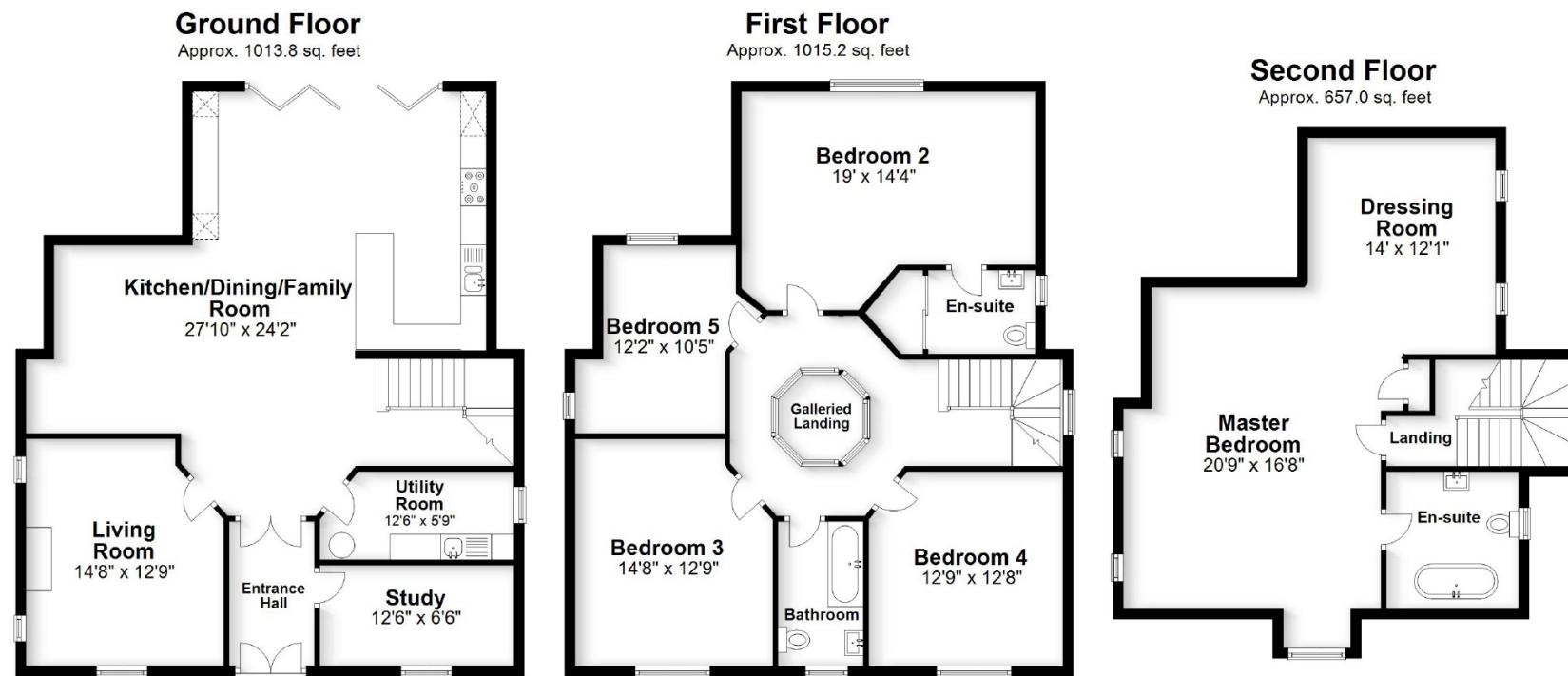
## *En-Suite*

Suit comprises: Bath. Vanity unit. Low level WC. Extractor fan. Two chrome heated towel rails. Tiled floor. Double glazed window to side.

## *Front Garden*

Retaining walls leading to extensive brick paved parking area. Steps down to front entrance and pathways with side gated access either side. Outside lighting and security cameras.





Produced for Cassidy & Tate Estate Agents  
For guidance purposes only. Not to scale.

Plan produced using PlanUp.

## Rear Garden

Paved patio area with retaining wall and path to level lawn. Surrounding floral beds. To the back of the garden there is a large timber building which is partitioned into two, one half a traditional shed and the other useable office with power, light.

Energy Performance Certificate: TBC



## Why Cassidy & Tate

At Cassidy & Tate we pride ourselves on delivering a simple, straight forward and fully transparent service which is delivered by all personnel with the utmost professionalism and a supreme level of customer assistance. We provide an extensive range of services to facilitate all aspects of buying and selling such as independent mortgage advice and legal advice. We are very much a business with personal service at heart and understand how best to support our clients throughout the process. Maintaining a high calibre of

personnel is a core value of Cassidy & Tate. Boasting a combined level of experience within Hertfordshire and London spanning 50 years, we can provide specialist advice in all aspects of Residential Sales and Lettings, Commercial, New Home and Land sales. The key to our success is extensive local knowledge combined with the fusion of both, traditional estate agency and cutting edge techniques. We operate from ultra modern offices and use the latest technology to assist us, including social media. Professional photography and floor plans are used as standard to produce an unrivalled property prospectus as we passionately believe first impressions speak volumes.

## Disclaimer

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.

## Council Tax Rating

St. Albans District Council

## Council Tax Band

TBC

## Council Tax Charge

£



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