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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

WINDMILL AVENUE
ST ALBANS
AL4 9SJ

Price Guide £675,000

EPC Rating: G Council Tax Band: F



Cassidy&Tate

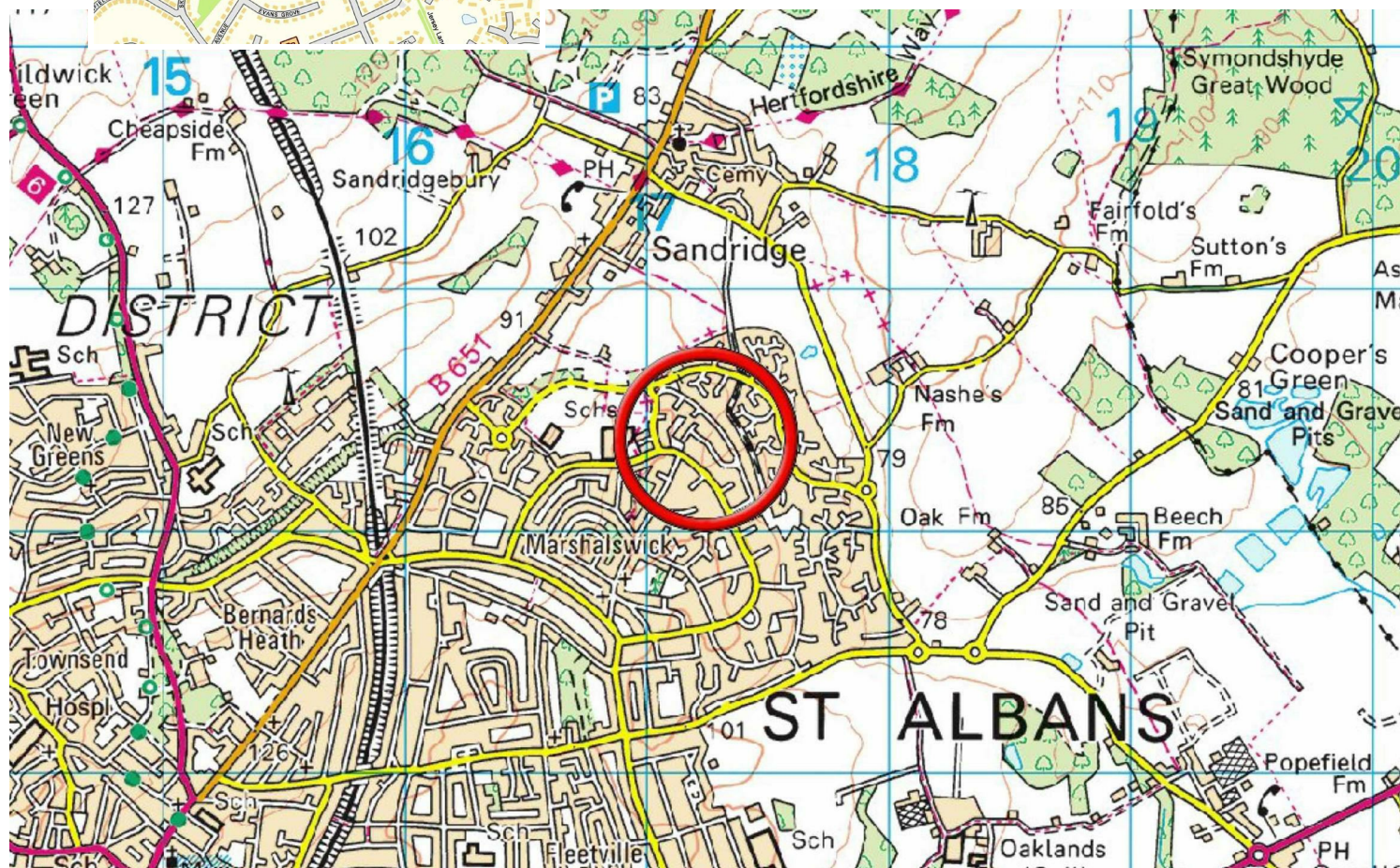
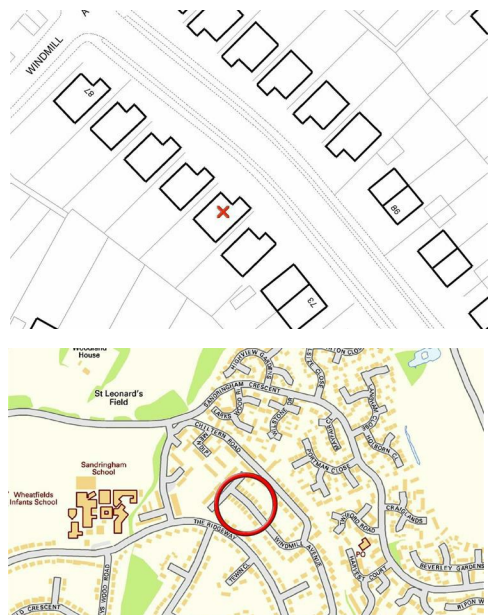
All The Ingredients Needed For A Fabulous Lifestyle

Enjoying a peaceful cul de sac location is this four bedroom detached property which subject to obtaining the relevant planning consents, has the potential to extend. A spacious and well presented family home with a versatile layout that will suit the busy family lifestyles. Light and bright living accommodation includes a spacious entrance hall, a well balanced lounge with patio doors to the rear garden, a kitchen/dining room and a cloakroom downstairs. On the first floor are four good sized bedrooms served by a family bathroom. The property is further complemented by a private, landscaped rear garden with side gated access to both sides of the property. To the front is a driveway providing off road parking which in turn leads to the garage. Windmill Avenue is a highly sought after address as it is within the catchment of excellent schools and close to good local amenities at The Quadrant parade. St. Albans city centre with its extensive shopping and leisure facilities and the mainline railway station remain only a short distance away.



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

- Detached Family Home
- Potential To Extend (stpp)
- Catchment Of Good Schools
- Four Bedrooms
- Kitchen/Breakfast/Diner
- Lovely Private Rear Garden
- Garage
- Off Street Parking

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	1	1
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



