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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

WINDMILL AVENUE  
ST. ALBANS  
AL4 9SN

Guide Price £575,000

EPC Rating: G Council Tax Band: E



# All The Ingredients Needed For A Fabulous Lifestyle

Boasting an enviable cul-de-sac location within the popular area of Marshalswick, this three bedroom, mid-terraced property will make a lovely family home. The property has been refurbished throughout and offers well proportioned living accommodation that is versatile and presented in excellent decorative order. The modern open plan kitchen/dining room offers great space for family meals, and patio doors that open to the rear garden. To the front of the property is the welcoming living room that enjoys an open gas fireplace to lend a cosy feel. Upstairs three good sized bedrooms are served by the family bathroom. A converted loft room with power and light provides extra space. Outside, is a private rear garden with patio area, and mostly laid to lawn. A garden shed at the rear of the garden has the potential to convert into a home office or summer house. 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.



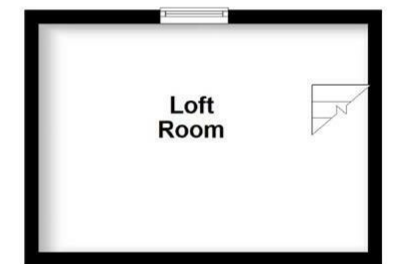
**Ground Floor**  
Approx. 523.9 sq. feet



**First Floor**  
Approx. 378.3 sq. feet



**Second Floor**  
Approx. 0.0 sq. feet



Total area: approx. 902.2 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



Cassidy&Tate

## Specialists in Bespoke Properties

- Located In Marshalwick
- Mid Terraced Property
- Loft Room/Bedroom Four
- Open Plan Accommodation
- Walking To Sandringham
- Three Bedrooms
- Fully Refurbished Throughout
- Driveway To Front

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





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