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WINDMILL AVENUE  
ST ALBANS  
AL4 9SJ

Guide Price £735,000

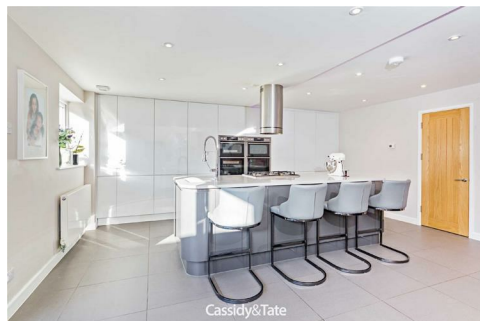
EPC Rating: G Council Tax Band: E



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## All The Ingredients Needed For A Fabulous Lifestyle

Outstanding in so many respects, this appealing four/five bedroom semi-detached home is superbly presented and is positioned in the highly regarded Marshalswick area of St. Albans. The property has been intelligently designed offering the greatest of comfort, fabulous for playing host to social occasions and entertaining, while still being a wonderful family home. Enlarged and refurbished to an immaculate condition using a range of high quality fixtures and fittings, the present owners have created a light filled home with living accommodation that is both stunning and flexible. At the heart and hub of the home is the luxurious and contemporary open plan kitchen/dining/family room where bi-folding doors open giving a seamless flow from inside to out, and a bespoke dining booth, makes this room the perfect place for the family to come together within a relaxed atmosphere or for entertaining outside in the warmer months. Further features on the ground floor include a separate lounge, playroom/bedroom five complete with its own en-suite. On the first floor the master bedroom is served by an en-suite, whilst the remaining three bedrooms are served by the fashionable family bathroom. A superb outdoor kitchen makes outdoor entertaining easy whilst the pretty rear garden is a lovely and natural backdrop. To the front of the property is a driveway providing off road parking. Windmill Avenue is a highly sought after address. Situated within the catchment of excellent schools and close to good local amenities at the Quadrant parade. St. Albans city centre and the mainline railway station remain a short distance away.



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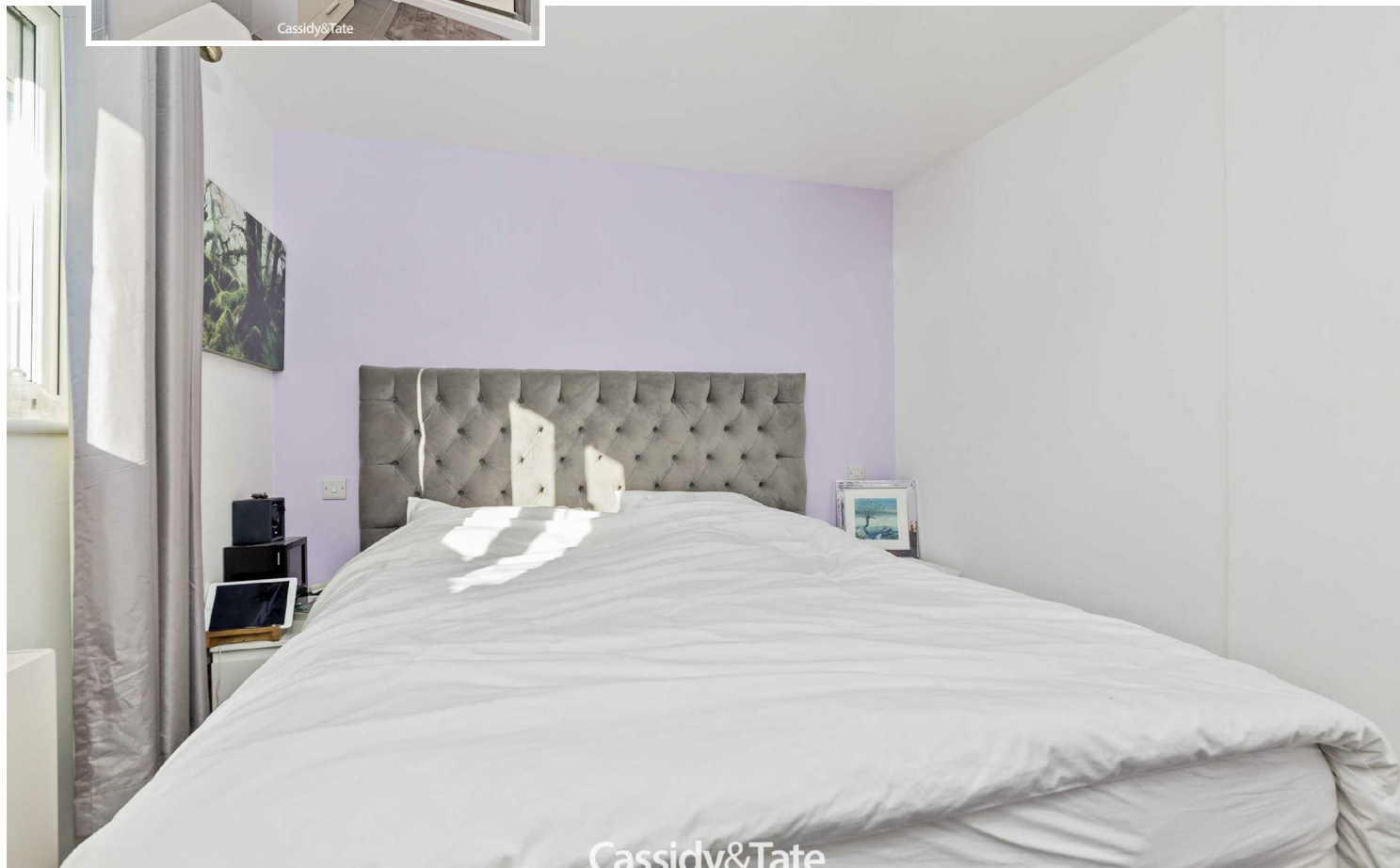
Total area: approx. 1507.0 sq. feet

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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



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## Specialists in Bespoke Properties

- Located In Marshalswick
- Three Bath/Shower Rooms
- Open Plan Accommodation
- Southerly Facing Garden
- Four/Five Bedroom Semi
- Three Receptions Rooms
- Fully Refurbished Property
- Off Street Parking To Front

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	



