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Cassidy  
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Your Local Experts



Award Winning Agency



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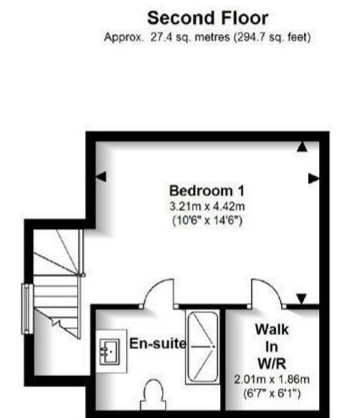
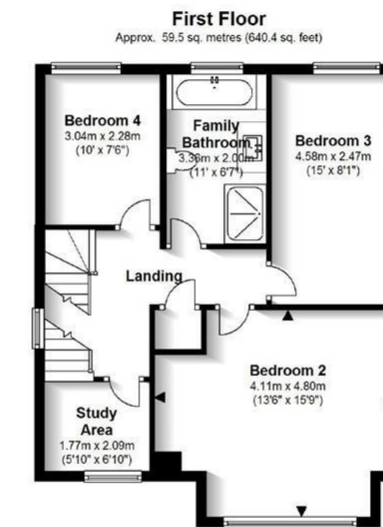
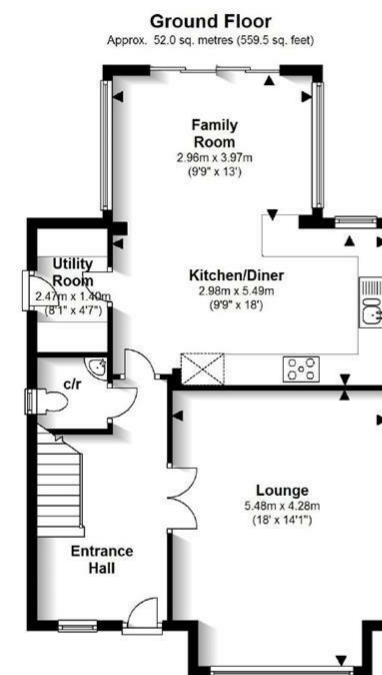
Price Guide £699,950

EPC Rating: G Council Tax Band: G



# All The Ingredients Needed For A Fabulous Lifestyle

An exquisite interior showcases the outstanding workmanship used when constructing this luxury four bedroom detached property approximately three years ago. Beautifully arranged over three levels, the sense of space within this family home is immense. A fabulous high specification kitchen opens into a dining room which features bi-folding doors overlooking the garden and is simply stunning for summer entertaining. Other benefits include two contemporary reception rooms, utility room, cloakroom, study, a stylish family bathroom suite and an en suite with dressing room to the master bedroom. The property is situated within the catchment for highly acclaimed Marshalswick primary and secondary schools plus links to the national motorway network and all London Airports are easily accessible from the location of the property with connections to the M25, M1 and A1 being a short drive away.



Total area: approx. 138.9 sq. metres (1494.6 sq. feet)  
Sketch layout only. This plan is not drawn to scale and is for identification purposes only.  
Plan produced using The Mobile Agent.

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

- Four Double Bedrooms
- Bi-Folding Doors
- Split Over Three Floors
- Ideal For Popular Schooling
- Stunning Kitchen/Family Room
- En-Suite & Dressing Room To Master Bedroom
- Utility Room/Cloakroom
- Chain Free

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	



