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Cassidy
& Tate
Your Local Experts



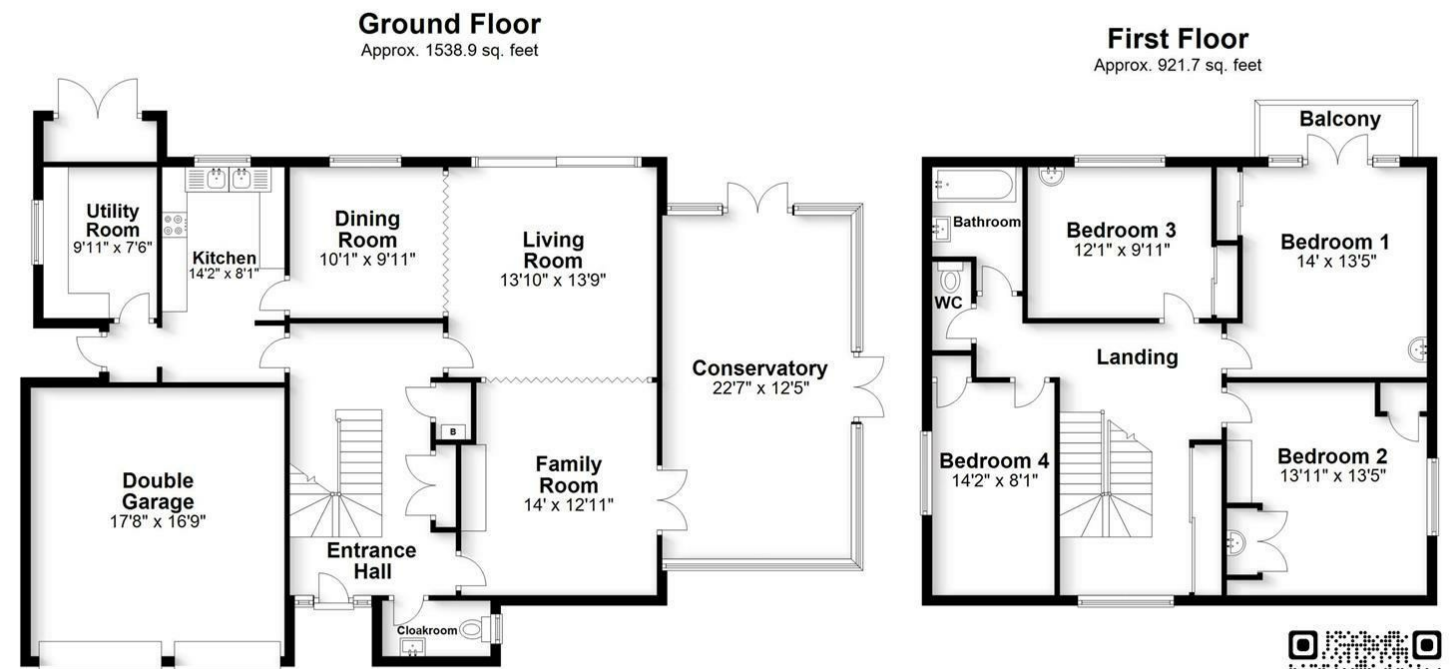
Award Winning Agency

ABBHEY MILL END
ST. ALBANS
AL3 4HN



All The Ingredients Needed For A Fabulous Lifestyle

Nestling at the foot of Abbey Orchard, a beautiful open space to the South of St Albans Cathedral, is a little known no-through lane called 'Abbey Mill End'. Estate Agents always wax lyrical about stunning locations and rare jewels but in this instance the position of this family home really is in a beautifully and enviable setting. It is just one of four homes along this exclusive lane that sits on a quarter of an acre plot and is ripe for improving. The property is a mere minutes stroll around the corner from Verulamium Park, with its stunning ornamental lake and amenities. The world famous nearby Fighting Cocks Hostelry is within a short walk too. Constructed in the 1960's, this substantial property measures 2,460 sq ft, has four good sized bedrooms and well proportioned living accommodation that includes a delightful orangery style conservatory to one side, and to the other side, a tandem. Although in a Conservation Area, it may be possible to redevelop the property further, subject to the necessary permissions. St Albans offers an array of excellent schools, both private and state, and communication links by road and rail to London and the North. It is a delightful stroll up through Abbey Orchard past the Cathedral into the city centre, with its host of individual eateries and boutique shops. CT Band G: £3,323



Total area: approx. 2460.6 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



Specialists in Bespoke Properties

- Detached Home
- Ripe For Improvement
- Quarter of an Acre Approx
- Views towards Cathedral
- Four Bedrooms
- Conservation Area
- Walk to Verulamium Park
- Double Garage

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

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

