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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

ABBEY MILL LANE
ST ALBANS
AL3 4HA

Price Guide £1,200,000

EPC Rating: E Council Tax Band: F



All The Ingredients Needed For A Fabulous Lifestyle

Nestled in the picturesque Abbey Mill Lane, this charming semi-detached cottage offers a delightful blend of comfort and convenience. Situated within a conservation area, the property is just a stone's throw away from the historic Abbey and is surrounded by the natural beauty of the nearby park.

This lovely home features three bedrooms, and boasts three reception rooms, providing ample room for relaxation and entertaining, a versatile basement room offers further potential for use as a study, playroom, or additional storage.

The kitchen is complemented by a utility room and a downstairs cloakroom, ensuring practicality for everyday living. The first-floor bathroom is conveniently located, serving the bedrooms with ease.

Outside, the enclosed garden provides a private retreat, perfect for enjoying the fresh air or hosting gatherings. Off-street parking and a garage add to the convenience of this property, making it easy to come and go without the issues with of street parking.

With no onward chain, this home is ready for you to move in and make it your own. The vibrant local area is filled with boutique shops, restaurants, and bars, ensuring that you have everything you need right on your doorstep. This property is a rare find in a sought-after location, offering a wonderful lifestyle in St Albans.



Produced for Cassidy & Tate Estate Agents. For guidance purposes, 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

- Semi Detached Cottage
- Three Bedrooms
- Gardens
- Charm & Character
- Beautiful Setting
- Three Receptions
- Garage & Parking
- Chain Free

Free Online Valuation



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	

