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**Cassidy
& Tate**
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

MILVUS ROAD
ST. ALBANS
AL4 0LJ

£3,950 Per Month

EPC Rating: B Council Tax Band: G



All The Ingredients Needed For A Fabulous Lifestyle

Nestled on the outskirts of the highly sought-after Marshalswick area of St Albans and within easy reach of excellent local schools, this stunning detached family home offers the perfect balance of modern living and everyday comfort.

Extending to an impressive 1,491 sq ft, the property features four generously proportioned bedrooms, providing ample space for family life. The principal bedroom benefits from fitted wardrobes and a contemporary en suite, creating a private and comfortable retreat.

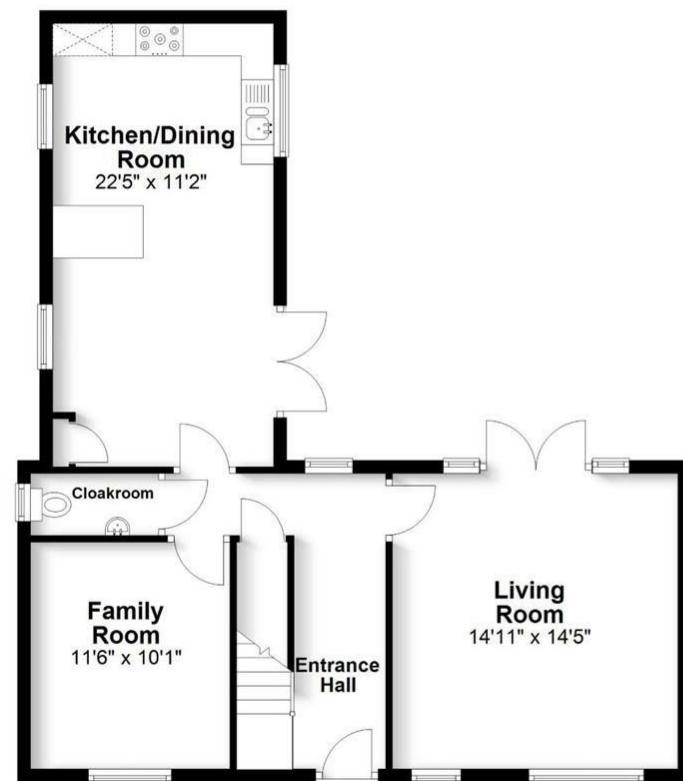
At the heart of the home is the spacious kitchen/diner, ideal for both relaxed family meals and entertaining. Thoughtfully designed, this inviting space offers functionality alongside a welcoming atmosphere. Further living accommodation includes a bright and spacious lounge, perfect for unwinding, as well as a separate dining room, well suited to more formal occasions and entertaining guests.

Externally, the property enjoys a fantastic southerly facing rear garden, featuring a large entertaining area ideal for outdoor dining and socialising. To the front, there is a driveway providing off-street parking for two vehicles, along with the added benefit of an EV charging point.

Please note, the garage is excluded from the let.
The property is offered furnished.



Ground Floor
Approx. 742.1 sq. feet



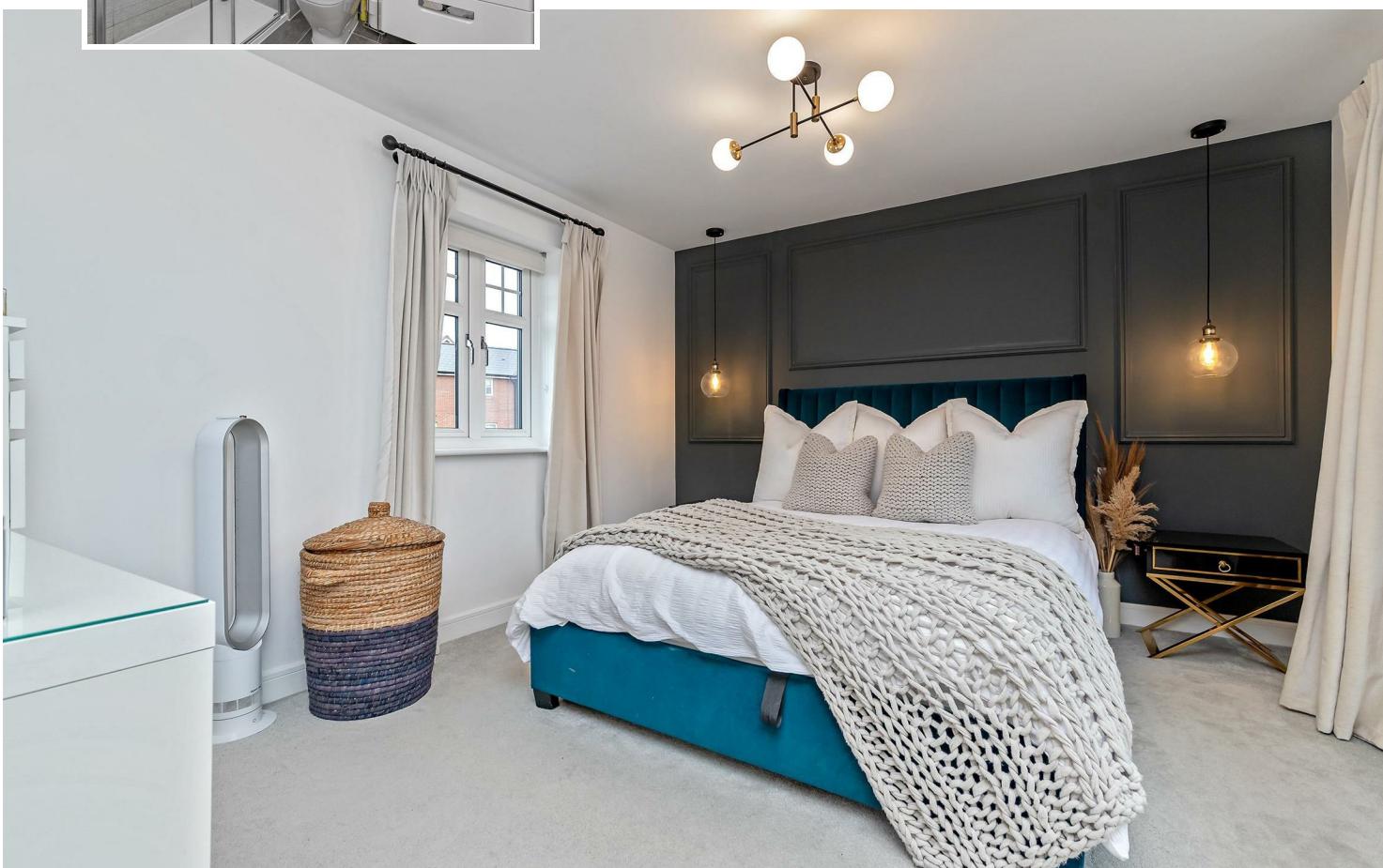
First Floor
Approx. 749.0 sq. feet



Total area: approx. 1491.1 sq. feet

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 Family Home
- Dining Room To The Front
- Four Bedrooms
- Family Bathroom
- One weeks holding fee based on the asking price £911.52
- Separate Living Room
- Kitchen/Diner to The Rear
- En Suite to the Principal Bedroom
- Driveway Parking For Two Cars
- Five weeks deposit based on the asking price £4557.69

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	93	
(81-91)	B	84	
(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	



