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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

BIRCHMEAD CLOSE

ST. ALBANS

AL3 6RT

Price Guide £900,000



Birch Tree

All The Ingredients Needed For A Fabulous Lifestyle

BIRCH TREE GARDENS. COMING SOON FOR LATE SUMMER 2024.....

Nestling in the charming New Greens area of St. Albans, these four stunning detached homes are true gems, just waiting to be discovered. Boasting two reception rooms, four spacious bedrooms, three modern bathrooms and off-street parking, these brand new properties offer the perfect blend of comfort and style. Constructed by renowned builders Crossan Homes, these homes exude contemporary elegance. Arranged over three levels each home provides ample space for a variety of family needs. The four double bedrooms offer plenty of room for family and guests, ensuring everyone has their own space to relax and unwind. Thoughtfully designed, with a contemporary layout that effortlessly combines open plan living with a touch of luxury. Located close to great amenities, including Batchwood Golf and Tennis Club, the homes are a haven for golf enthusiasts and nature lovers alike. Furthermore St Albans Girls School is within walking distance, as are highly regarded junior schools. With a 10-year warranty in place, you can have peace of mind knowing that your investment is protected for years to come. Do not miss the opportunity to make this exquisite property your own and experience the best of what St. Albans has to offer. Please note that planning permission has been granted for three bedrooms and a study.



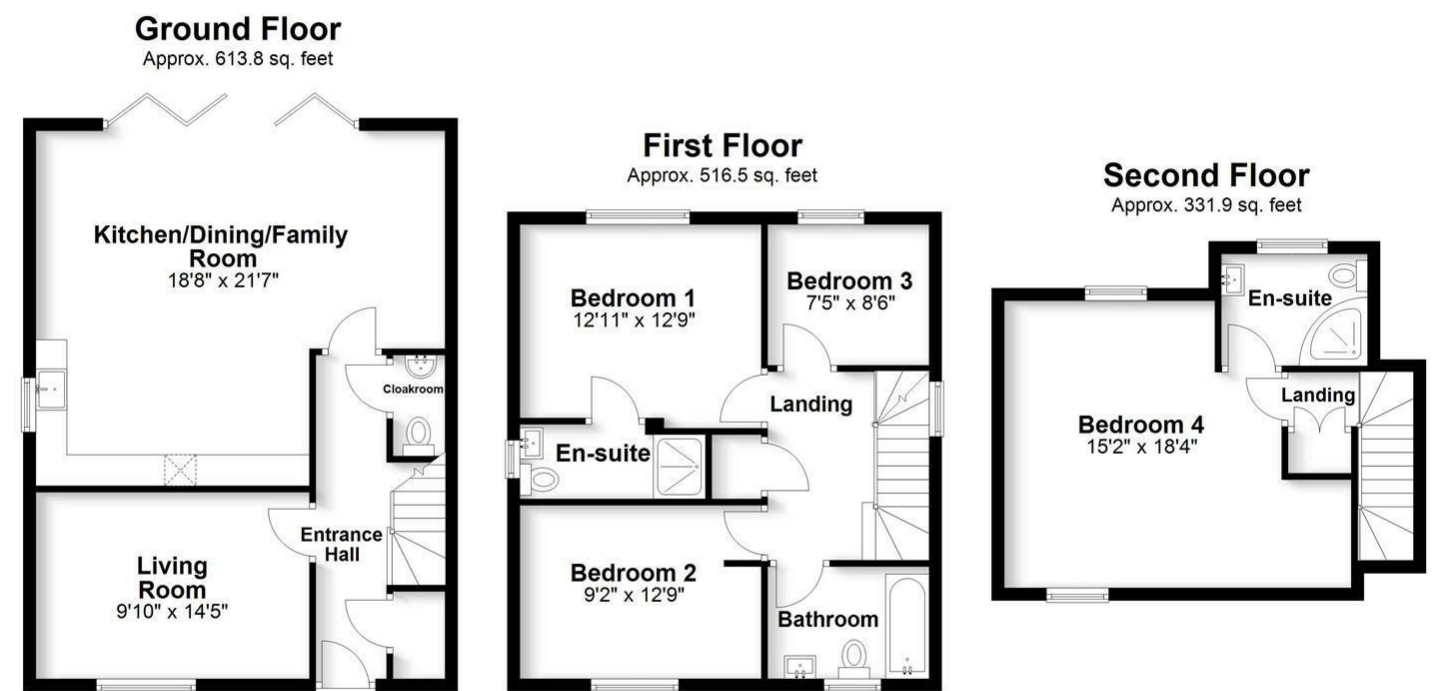
PROPERTY SPEC SHEET

KITCHENS
 Shaker style german kitchen with fully integrated units
 Quartz worktops
 Siemens Oven with Microwave multifunction
 Siemens Oven
 Siemens Induction air venting hob
 Siemens Washer Dryer
 Hotpoint Integrated dishwasher
 Hotpoint Fridge freezer



PROPERTY SPEC SHEET

GENERAL
 Bifolding doors leading to patio area
 LVT Flooring to downstairs area (Tiling to WC)
 Carpets to upstairs hallways and bedrooms
 Air source heat pumps
 10 Year Structural Warranty
 EV Charging point to each house
 Allocated Parking



Total area: approx. 1462.2 sq. feet
 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



PROPERTY SPEC SHEET



JOINERY
Traditional skirting and architrave
Woodwork painted in satinwood
White 2 panel doors

HEATING AND PLUMBING
Air Source Heatpumps
Underfloor heating throughout groundfloor (Radiators to first and second)

GARDEN & EXTERNAL SPACE
Landscaped Gardens
Raised Patio finished with paving
Block paved parking bays



*Specialists in
Bespoke Properties*

- New Builds Homes
- Four Bedrooms
- Off Street Parking
- 10 Year Warranty
- Four Detached Units
- Three Bathrooms
- Gardens
- More Land Required

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	

