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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)

HAVEN PLACE  
ST. ALBANS  
AL2 2FQ

Guide Price £1,750,000

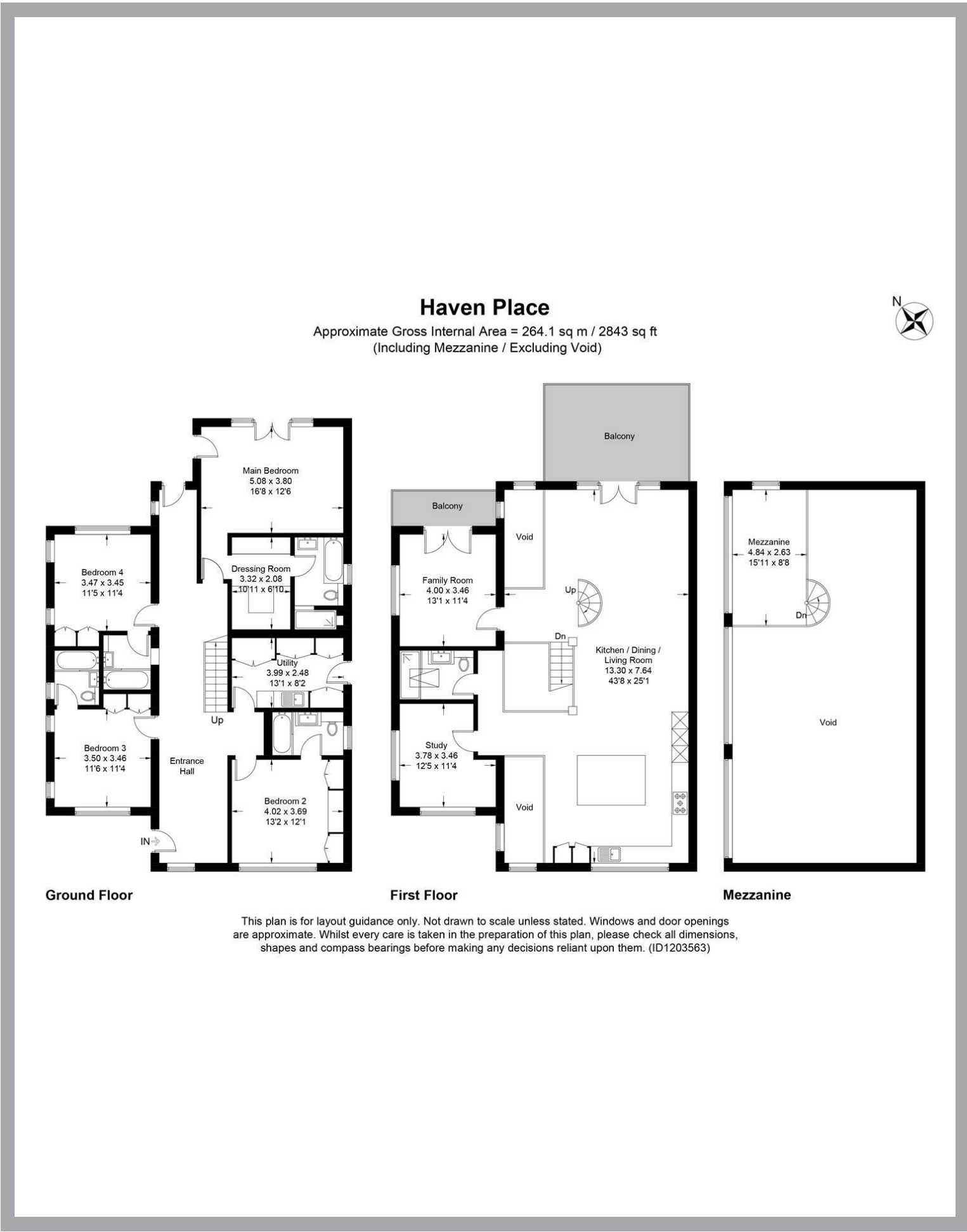
EPC Rating: A Council Tax Band:





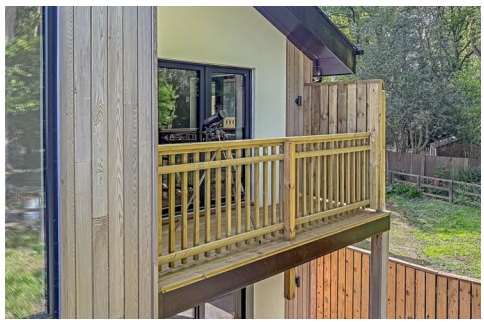
# All The Ingredients Needed For A Fabulous Lifestyle

Nestled in the serene Haven Place, St. Albans, this remarkable detached house offers a unique blend of modern living and natural beauty. Designed as a passive house, it ensures energy efficiency while providing a comfortable and stylish environment for its residents. The property boasts three spacious reception rooms, perfect for entertaining guests or enjoying quiet family time. The four well-appointed bedrooms each come with their own en-suite bathrooms, providing privacy and convenience for all family members or guests. The thoughtful layout places the bedrooms on the ground floor, allowing for easy access and a peaceful retreat, while the living areas are situated upstairs. This design not only maximises space but also enhances the stunning views of the surrounding private woodland. Step out onto the balcony from the living areas and reception room, where you can bask in the tranquillity of nature and enjoy the fresh air. The property also features a garage at the front, providing ample storage and parking space. This home is a perfect sanctuary for those seeking a harmonious blend of comfort, style, and nature. With its prime location in St. Albans, you will enjoy the benefits of a peaceful residential area while being just a stone's throw away from local amenities and transport links. This property is truly a rare find and is sure to impress anyone looking for a beautiful family home.





# Perfect Fusion of Location And Way of Living



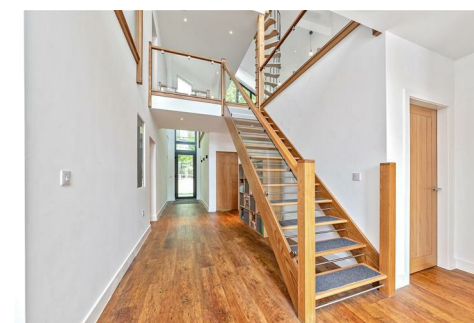
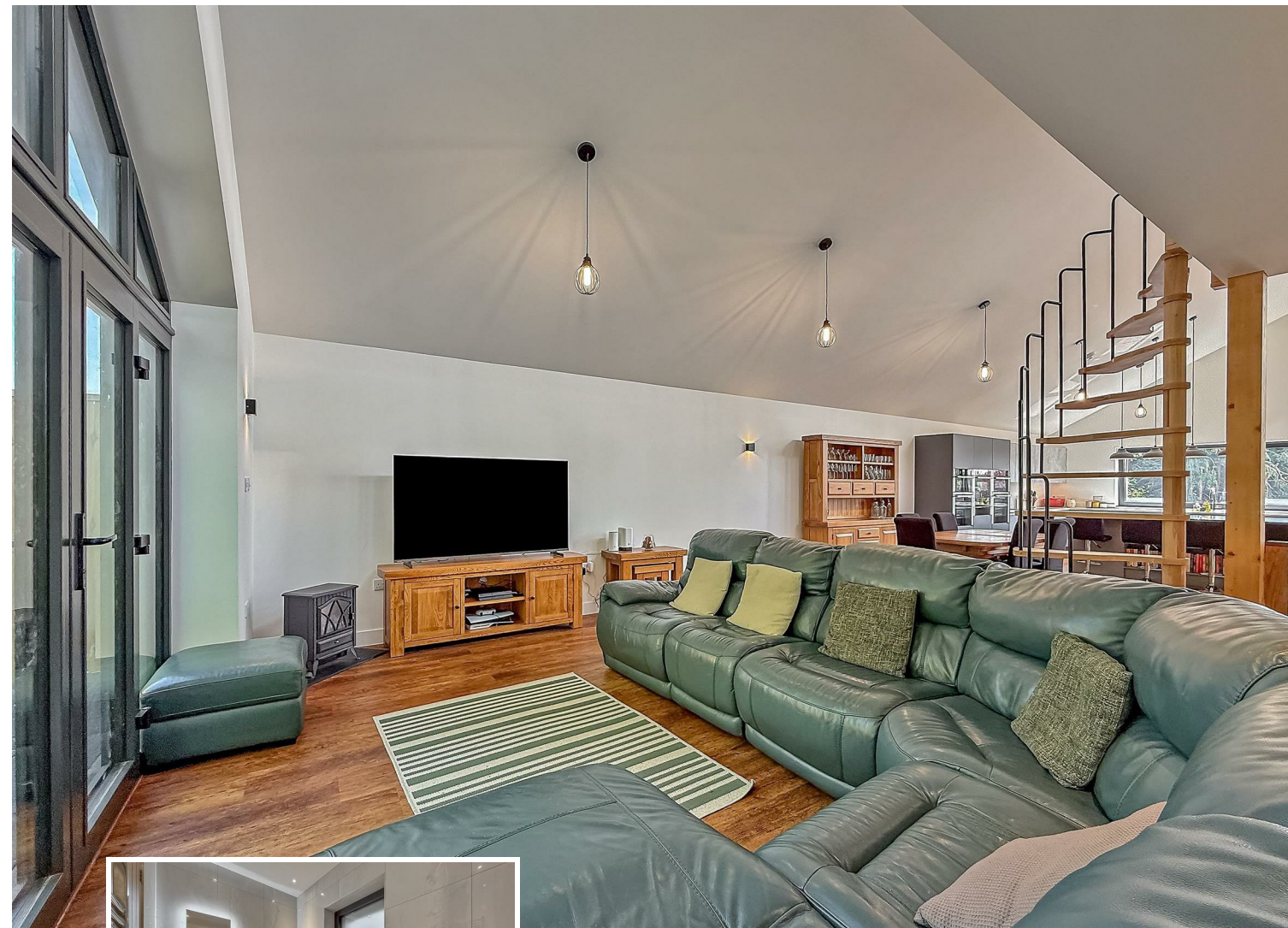
## Why Cassidy & Tate

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

- Passive House
- Four Bedrooms
- Private Woodland
- Walk-In Wardrobe To Primary Bedroom
- EPC Rated A
- Four En-Suites
- Garage
- Balcony

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	100	100
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



