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Herts AL4 8BB
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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

BRIAR ROAD
ST. ALBANS
AL4 9TH

Price Guide £1,600,000

EPC Rating: Council Tax Band: New Build



Ground Floor

Main area: approx. 1057.1 sq. feet
Plus double garage, approx. 318.5 sq. feet



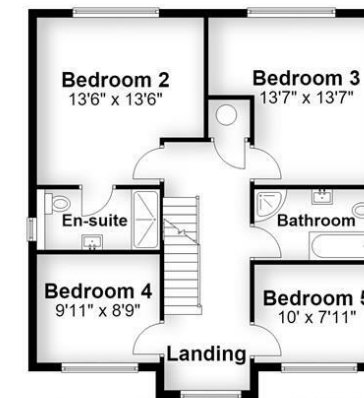
Kitchen/Dining/Family Room

27'6" x 23'6"



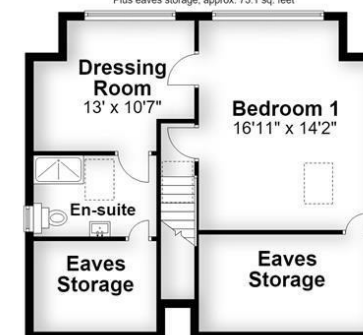
First Floor

Approx. 781.6 sq. feet



Second Floor

Main area: approx. 586.4 sq. feet
Plus eaves storage, approx. 73.1 sq. feet



Main area: Approx. 225.3 sq. metres (2425.1 sq. feet)

Plus double garage, approx. 29.6 sq. metres (318.5 sq. feet)
Plus eaves storage, approx. 6.8 sq. metres (73.1 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.





All The Ingredients Needed For A Fabulous Lifestyle

A Stunning New Build detached in Marshalswick crafted by J Murphy St Albans. Introducing this exceptional brand new 2,425 square feet home. Perfectly blending modern design with everyday family comfort, this beautifully appointed property offers a rare opportunity to secure a contemporary home in a desirable location. Set over three floors, the home features five generously sized bedrooms and three stylish bathrooms, ideal for growing families seeking both space and privacy. At its heart lies a spectacular open-plan kitchen/living/dining area, perfect for entertaining or relaxed family life. Two additional elegant reception rooms provide flexible living spaces, whether for formal gatherings, a home office, or a cosy retreat. A key highlight of the property is the detached double garage, offering secure parking and valuable storage, complemented by ample off-street parking. Located just a short walk from the highly regarded Sandringham School, this home is ideally positioned for families. Local amenities at The Quadrant are close by, placing convenience, community, and lifestyle at your doorstep. Finished to an exceptional standard and backed by a 10-year new homes warranty, this home offers peace of mind and quality assurance for years to come. Located on the sought-after Briar Road, this is a rare chance to own a brand new, high-specification family home in one of St Albans' most popular areas.



Perfect Fusion of Location And Way of Living

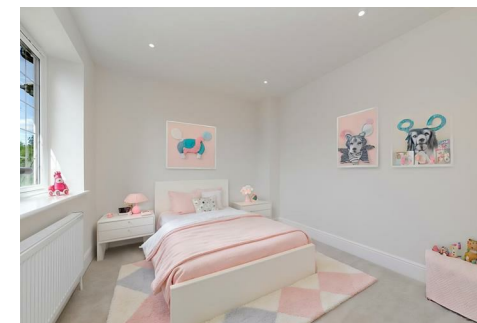
Why Cassidy & Tate

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

- Brand New 2425 Sq Ft Build
- Three Bathrooms
- Double Garage & Parking
- ICW 10 Years Warranty
- Three Reception Rooms
- Five Bedrooms
- Detached House
- Located In Marshalswick
- Walking To Sandringham School
- Enclosed Rear Garden

| 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 | |



