

St Albans Office
10 High Street, St Albans
Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

Marshalswick Office
59 The Quadrant, St Albans,
Herts AL4 9RD
01727 832383
marshalswick@cassidyandtate.co.uk

Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

HEATH WAY
RADLETT
WD7 9FG

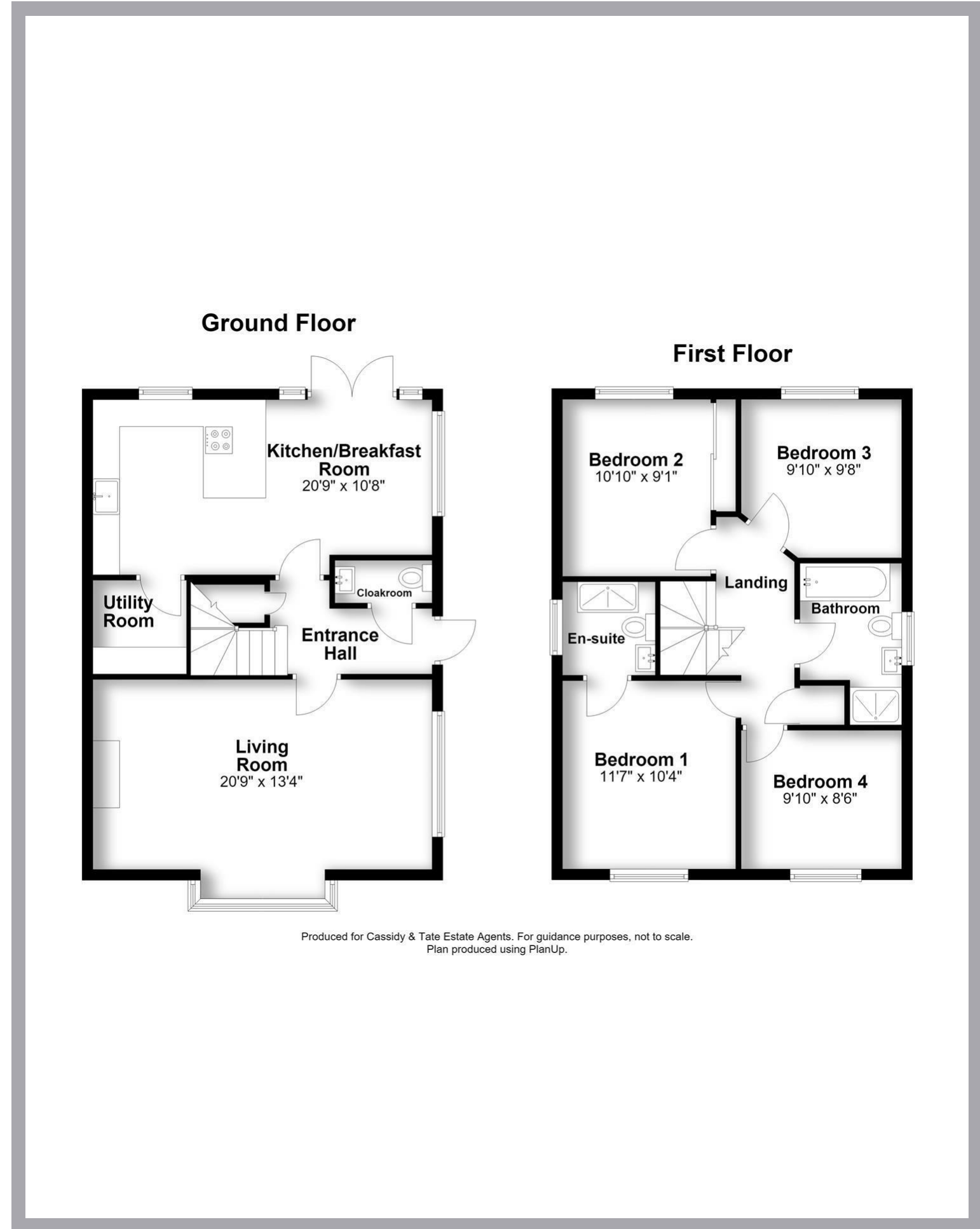
Price Guide £830,000

EPC Rating: B Council Tax Band: F



All The Ingredients Needed For A Fabulous Lifestyle

Occupying one of the most desirable positions within this prestigious Bloor Homes development, this exceptional detached family home enjoys a peaceful setting on the edge of the scheme, benefitting from attractive green open spaces and a wonderful sense of privacy rarely found in modern developments. Built only recently and presented in immaculate condition throughout, the property offers approximately 1,225 sq. ft. of beautifully appointed accommodation, perfectly suited to contemporary family living. The standout feature of the home is the impressive kitchen/dining room to the rear, creating the ideal hub for everyday family life and entertaining alike, with direct access onto the garden. To the front of the property, the current owners have transformed the separate living room into a stunning cinema-style retreat, complete with a bespoke media wall and feature fireplace, providing the perfect setting for movie nights, sporting events or simply relaxing at the end of the day. The first floor offers four well-proportioned bedrooms, including a generous principal bedroom, all served by two stylish and contemporary bathrooms, providing ample space for growing families, guests or those working from home. What truly sets this home apart is its enviable location within the development. Positioned towards the outer edge of the scheme, the property enjoys attractive green outlooks and a far more open feel than many neighbouring homes, creating a wonderful balance between modern convenience and countryside surroundings. Externally, the property is complemented by a private rear garden, detached garage and off-street parking, offering practicality alongside the stylish living accommodation. Located within easy reach of Radlett village centre, excellent schooling, local amenities and the mainline station with direct services into London, this outstanding home represents a rare opportunity to acquire one of the best-positioned homes within this sought-after development.



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

- Bloor New Home Development
- Four Double Bedrooms
- Lounge/Diner
- Semi Rural Location
- Lovely Condition Throughout
- Large Detached House
- Two Bathrooms
- Kitchen/Diner
- Garage & Parking
- Close To Radlett Train Station

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	



