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**Cassidy
& Tate**
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

**HATFIELD ROAD
ST. ALBANS
AL4 0SX**

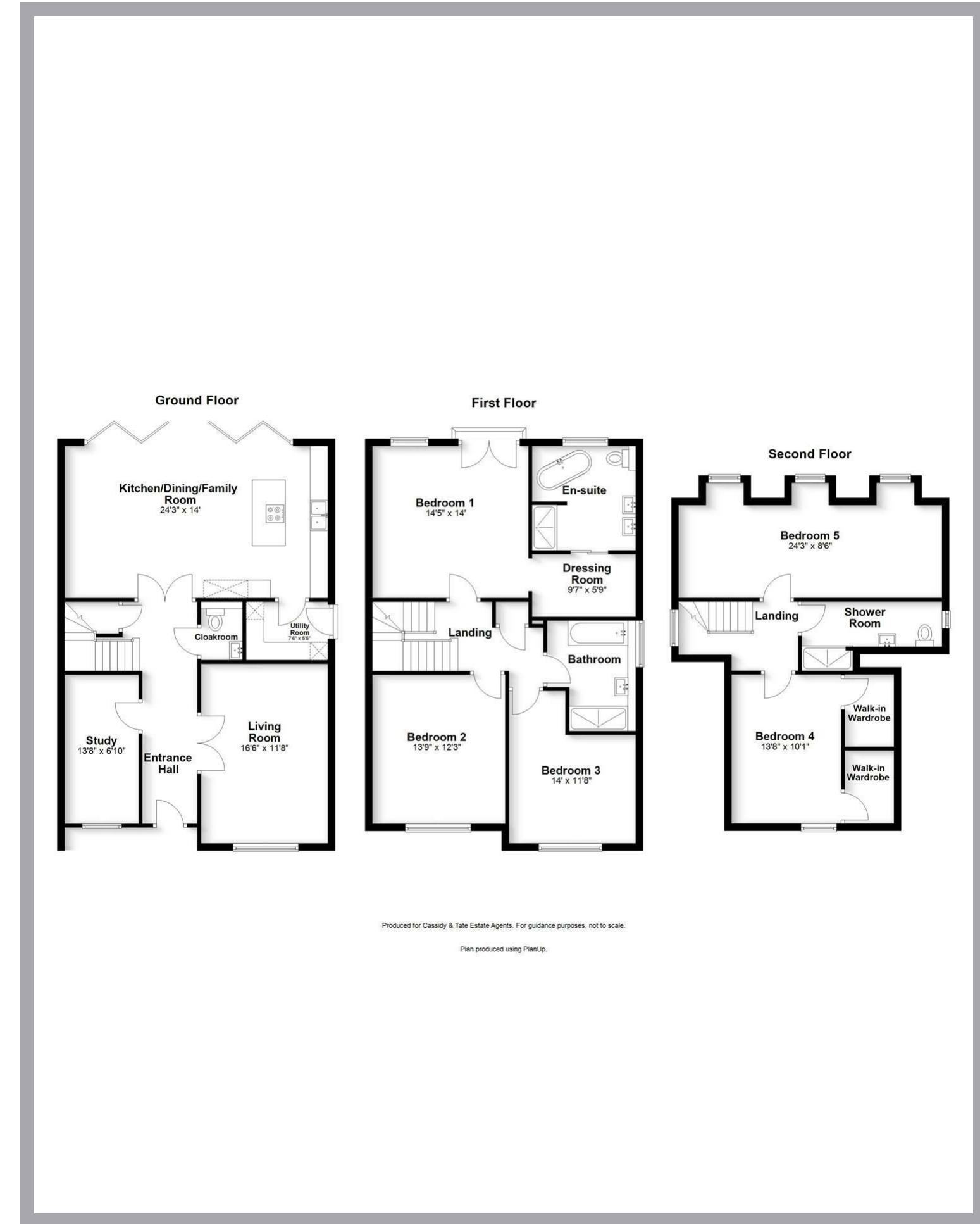
Price Guide £1,335,000

EPC Rating: Council Tax Band: New Build



All The Ingredients Needed For A Fabulous Lifestyle

COMING SOON - Nestled on the desirable Hatfield Road in St. Albans, these exquisite detached houses offers a remarkable opportunity for those seeking a modern family home. Spanning an impressive 2,350 square feet, these new builds, crafted by the esteemed Westfield Homes, is set to be completed in 2026, allowing you to secure your dream residence off plan. These properties boasts an impressive layout, featuring three spacious reception rooms that provides ample space for both relaxation and entertaining. With five well-appointed bedrooms, there is plenty of room for family and guests alike. The three contemporary bathrooms are designed with modern living in mind, ensuring comfort and convenience for all. These homes are part of a select development of three new builds and one fully refurbished house, each designed to the highest standards. With a 10-year warranty on the new builds, you can enjoy peace of mind knowing that your investment is protected. The location is particularly appealing, with easy access to local amenities and the highly regarded Beaumont School & Nicholas Breakspear school both within walking distance. This is a rare opportunity to purchase these stunning homes in a sought-after area, allowing you to personalise your living space before it is completed. Do not miss the chance to make these exceptional properties your own. Enquire today to learn more about this exciting opportunity.



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

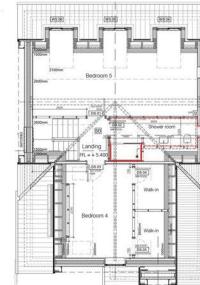
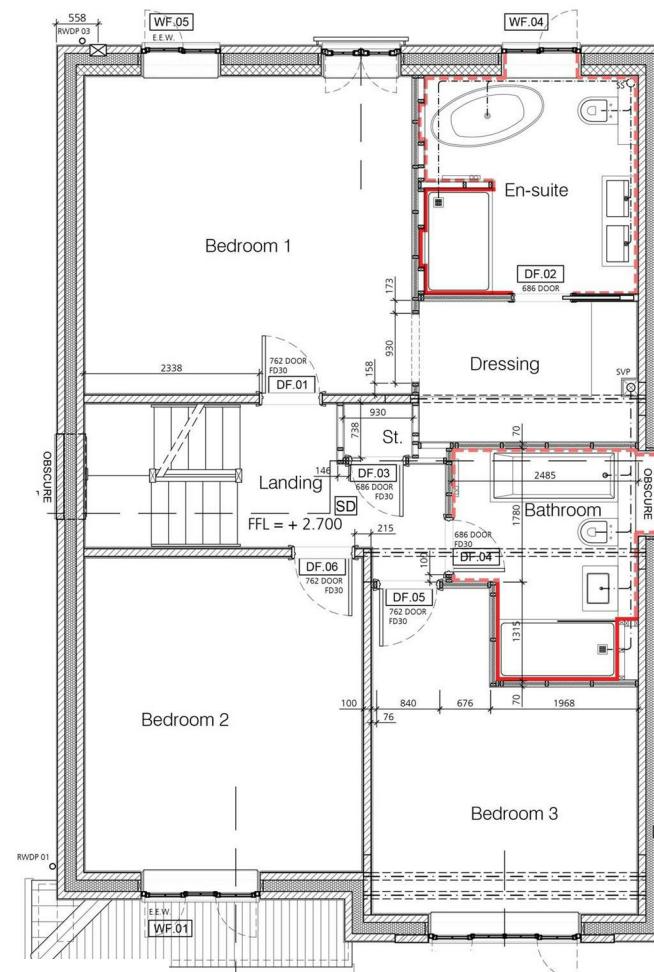
Why Cassidy & Tate

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*

- New Build Home
- 2,350 Square Feet
- Five Bedrooms
- Move In Spring/Summer 2026
- 10 Year New Homes Warranty
- Landscaped Rear Garden
- Driveway Parking
- Chain Free

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	



