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BRIAR ROAD
ST. ALBANS
AL4 9TH

Price Guide £1,550,000

EPC Rating: Council Tax Band: New Build

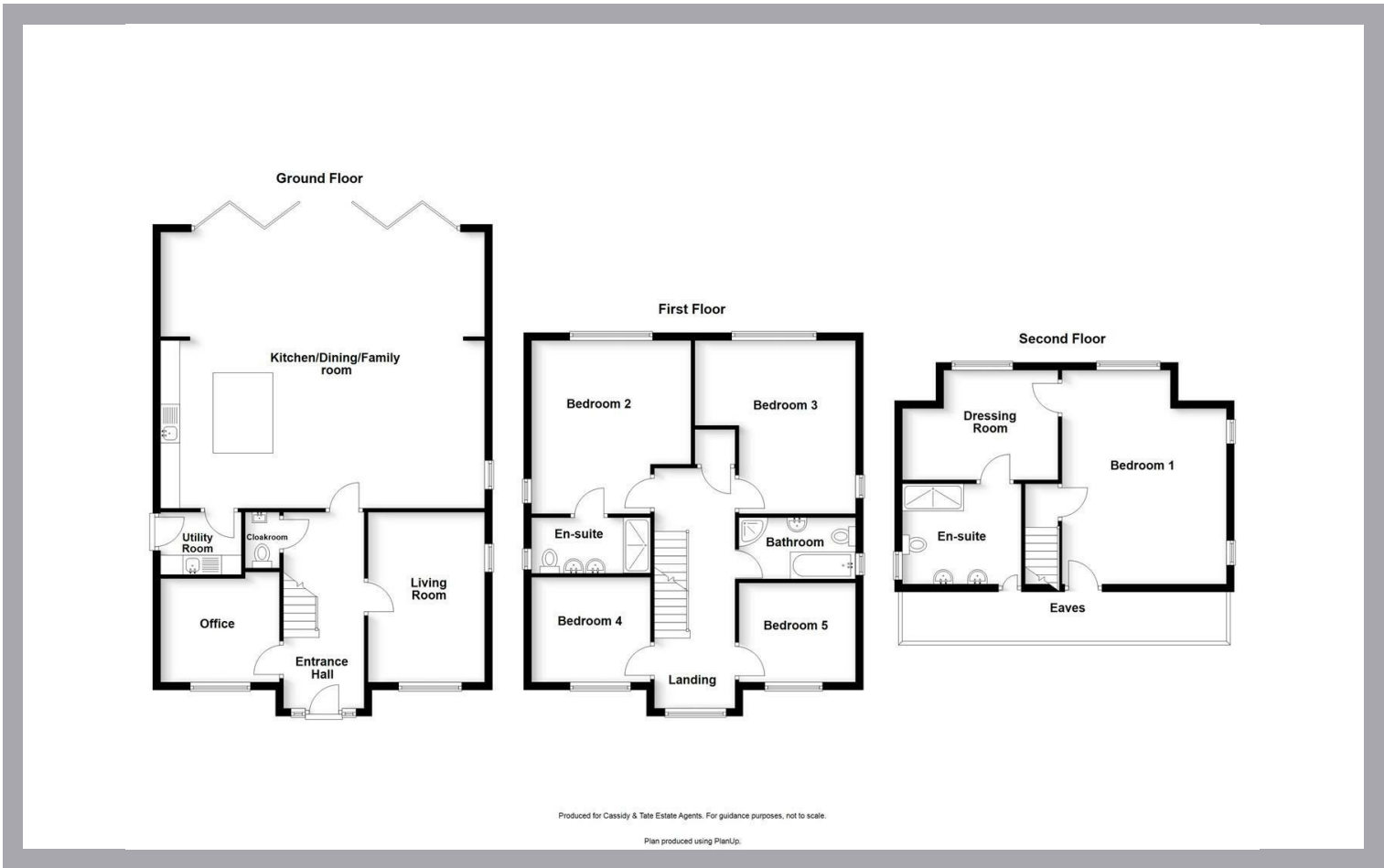


All The Ingredients Needed For A Fabulous Lifestyle

Coming Soon – A Stunning New Build in Marshalswick crafted by J Murphy St Albans. Introducing this exceptional brand new detached 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. Don't miss out—register your interest today.



Coming Soon



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.



Specialists in Bespoke Properties

- Brand New 2260 Sq Ft Build
- Three Bathrooms
- Double Garage & Parking
- ICW 10 Years Warranty
- Three Reception Rooms
- Five Double Bedrooms
- Detached House
- Located In Marshalswick
- Walking To Sandringham
- 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	

Free Online Valuation

