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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

BIRCHMEAD CLOSE  
ST. ALBANS  
AL3 6EW

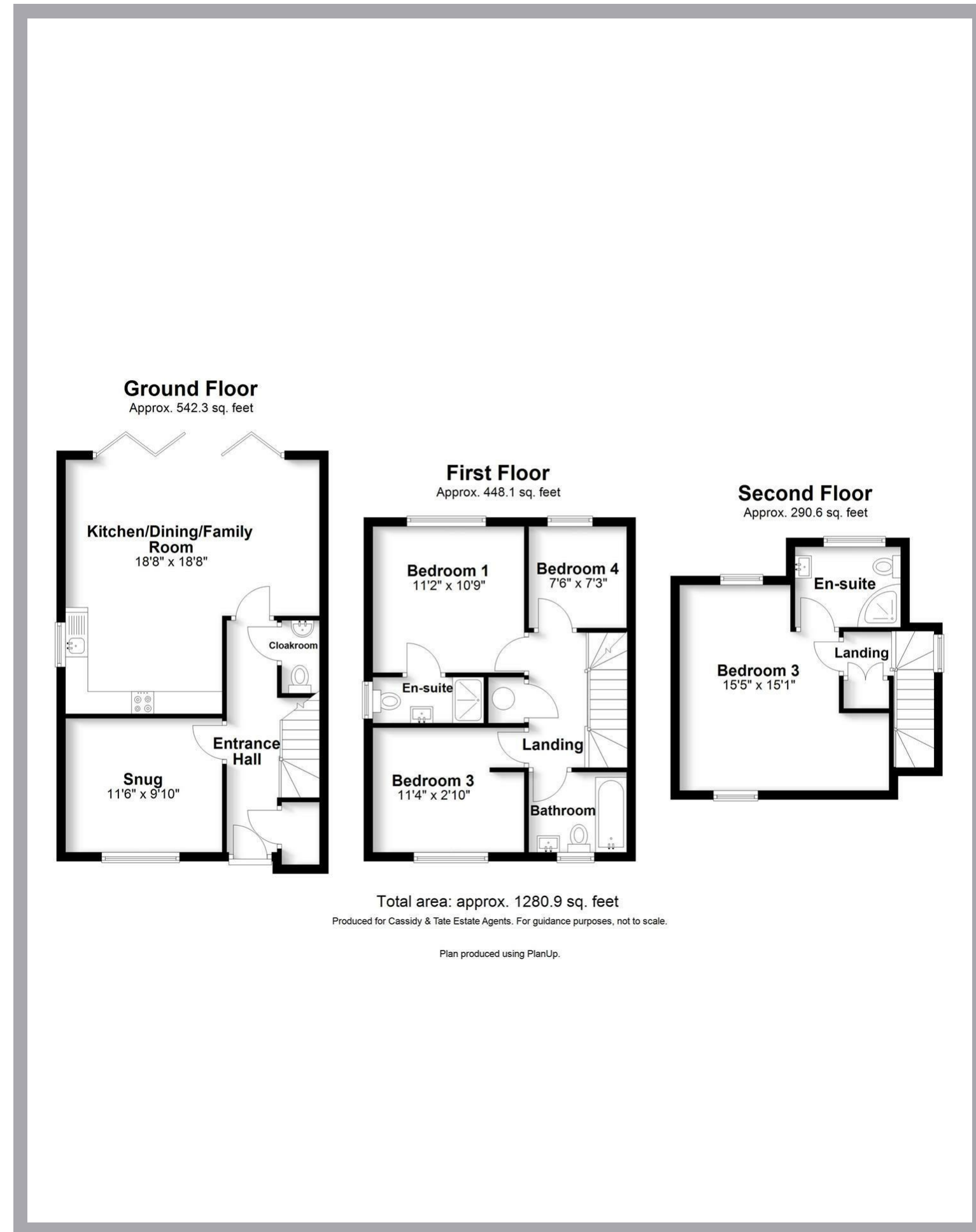
Offers Over £775,000

EPC Rating: B Council Tax Band: New Build



## All The Ingredients Needed For A Fabulous Lifestyle

50% SOLD....Cassidy & Tate Land department are delighted to welcome to the market Birch Tree Gardens. Nestled in the desirable area of Birchmead Close, St. Albans, these stunning detached houses offers a perfect blend of modern living and comfort. Built by the reputable Crossan Homes in 2025, these new build properties spans an impressive 1,280 to 1,462 square feet and are part of an exclusive selection of four brand new homes. They boasts four generously sized double bedrooms, ensuring ample space for family and guests alike. With three well-appointed bathrooms, morning routines and evening unwinding are made effortless. The open plan kitchen/living/dining room provides versatile areas for relaxation, entertaining, or family gatherings, making these homes ideal for both quiet evenings and lively social occasions. Designed with a high specification throughout, these properties promises a contemporary lifestyle with all the modern conveniences. The 10-year warranty offers peace of mind, allowing you to enjoy your new home without worry. With the opportunity to move in by summer 2025, these homes are perfect for those looking to settle into a vibrant community in St. Albans. Don't miss the chance to make this exquisite properties your own and experience the best of modern living in a sought-after location.



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

- Selection Of Four Houses
- 10 Year Warranty
- Four Double Bedrooms
- Off Street Parking
- Brand New Development
- Move In For Summer 2025
- Three Bathrooms
- Chain Free

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

