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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)

FIRWOOD AVENUE  
ST. ALBANS  
AL4 0TA

Price Guide £1,100,000

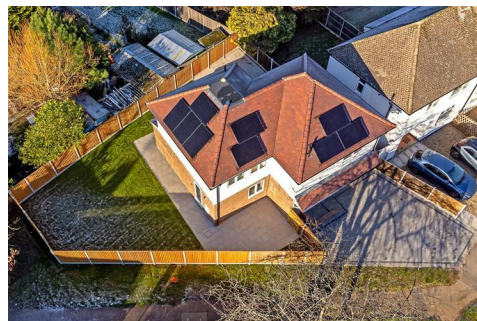
EPC Rating: Council Tax Band: New Build



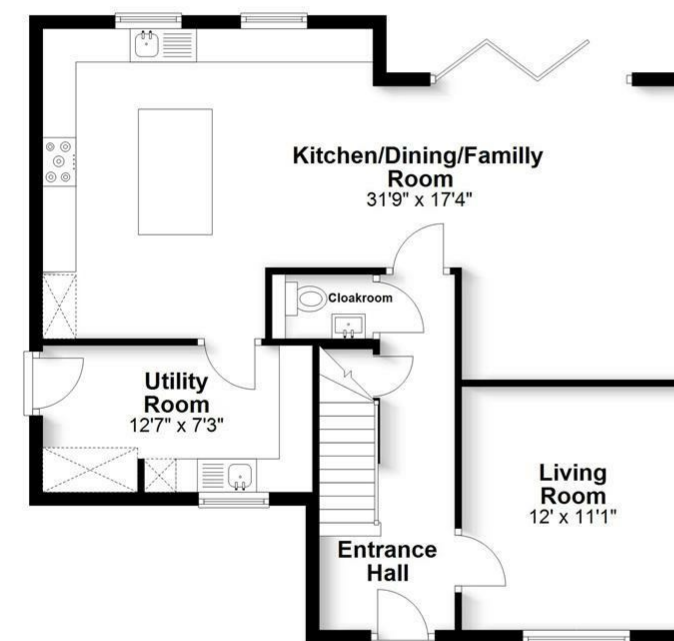


# All The Ingredients Needed For A Fabulous Lifestyle

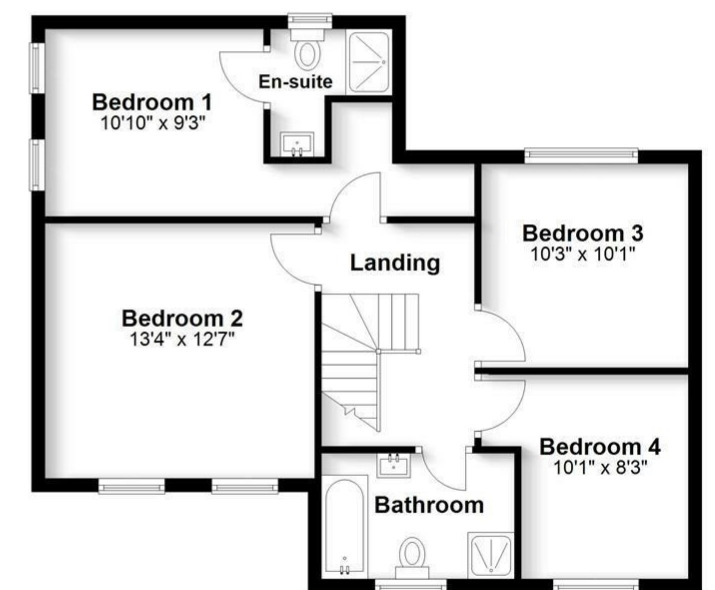
Exceptional Four-Bedroom Detached Home in St. Albans. Positioned on the sought-after Firwood Avenue is this stunning new-build detached home is set for completion in January 2026. Offering spacious, contemporary living, it presents a rare opportunity for families seeking both style and practicality in a prime location. The property features four generously sized bedrooms and two sleek, modern bathrooms, thoughtfully designed to suit the needs of today's families. With a fabulous open plan kitchen/living/dining room making this room the heart of the house plus another front family room, there's ample space for both everyday living and entertaining, whether you're hosting guests or enjoying a quiet night in. Finished to a high specification throughout, the home delivers a premium feel, combining comfort and quality in every detail. A major highlight is its proximity to the highly regarded Beaumont and Nicholas Breakspear Schools, making it an ideal choice for families with children. Excellent local amenities and transport links further enhance the convenience and appeal of this location. As a brand-new home, it comes with a 10-year warranty for added peace of mind and is offered chain-free, ensuring a smooth, hassle-free purchase. In summary, this exceptional four-bedroom detached home blends modern luxury with an enviable address—an unmissable opportunity to secure your dream home in St. Albans.



**Ground Floor**  
Approx. 799.9 sq. feet



**First Floor**  
Approx. 696.5 sq. feet



**Total area: approx. 1496.4 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.



# 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 Build
- Walking To Beaumont
- 10 Year Warranty
- Semi Rural Location
- Landscaped Garden
- Four Bed Detached
- Chain Free
- Off Street Parking
- Move In For January 2026
- Walking To Nicholas Breakspear

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		
EU Directive 2002/91/EC		
England & Wales		





