



## All The Ingredients Needed For A Fabulous Lifestyle

A development of two luxury semi-detached, five/six bedroom, new build properties, situated in a most sought after and convenient location for good local amenities, excellent schools and the mainline railway station. Currently under construction by Marshalswick Homes, who specialise in building homes to a high degree of construction craftsmanship, are due for completion Winter 2022/2023. Hatfield Road is a modern design with timeless charm and will be ideal for a growing family. Spacious living accommodation is arranged over three floors, featuring a superb open plan kitchen/dining/family room with bi-folding doors opening onto a generous sized rear garden, utility room, downstairs cloakroom and a separate living room to the front of the property. The first floor accommodates three double bedrooms all with their own en-suites, whilst on the second floor are two additional bedrooms, a family bathroom and an office/study. Hatfield Road is close to good local amenities including a 'Morrisons' supermarket, bakery, post office, hairdressers & barbers, plus a couple of restaurants to name but a few. The excellent shopping and leisure facilities of St. Albans city centre remain only a short distance away.

### HATFIELD ROAD

ST. ALBANS

AL4 0DU

Price Guide £1,300,000





*Specialists in  
Bespoke Properties*

- Brand New Builds
- Five Bedrooms
- Open Plan Living
- Three Reception Rooms
- 10 Year Warranty
- Four Bathrooms
- Private Parking
- Chain Free

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# HATFIELD ROAD SPEC SHEET

**KITCHEN**  
Neff single oven  
M Wave oven  
Neff Hob with extractor fan  
integrated fridge freezer  
Quooker tap

**BATHROOMS**  
Fully tiled shower areas  
mirror lighting  
Roca taps and units  
Therm shower taps/fitings  
Heated towel rail




# HATFIELD ROAD SPEC SHEET

Control 4 soft touch automated lighting systems  
Solar panel system for hot water  
Pergola

Outside water taps front and rear  
excellent energy efficiency  
insulated floors and walls  
Solar and low energy lighting systems  
Porcelain tiles throughout  
skirting with chrome edging  
full alarm system install  
security cameras front, side and rear  
with app access






# 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*

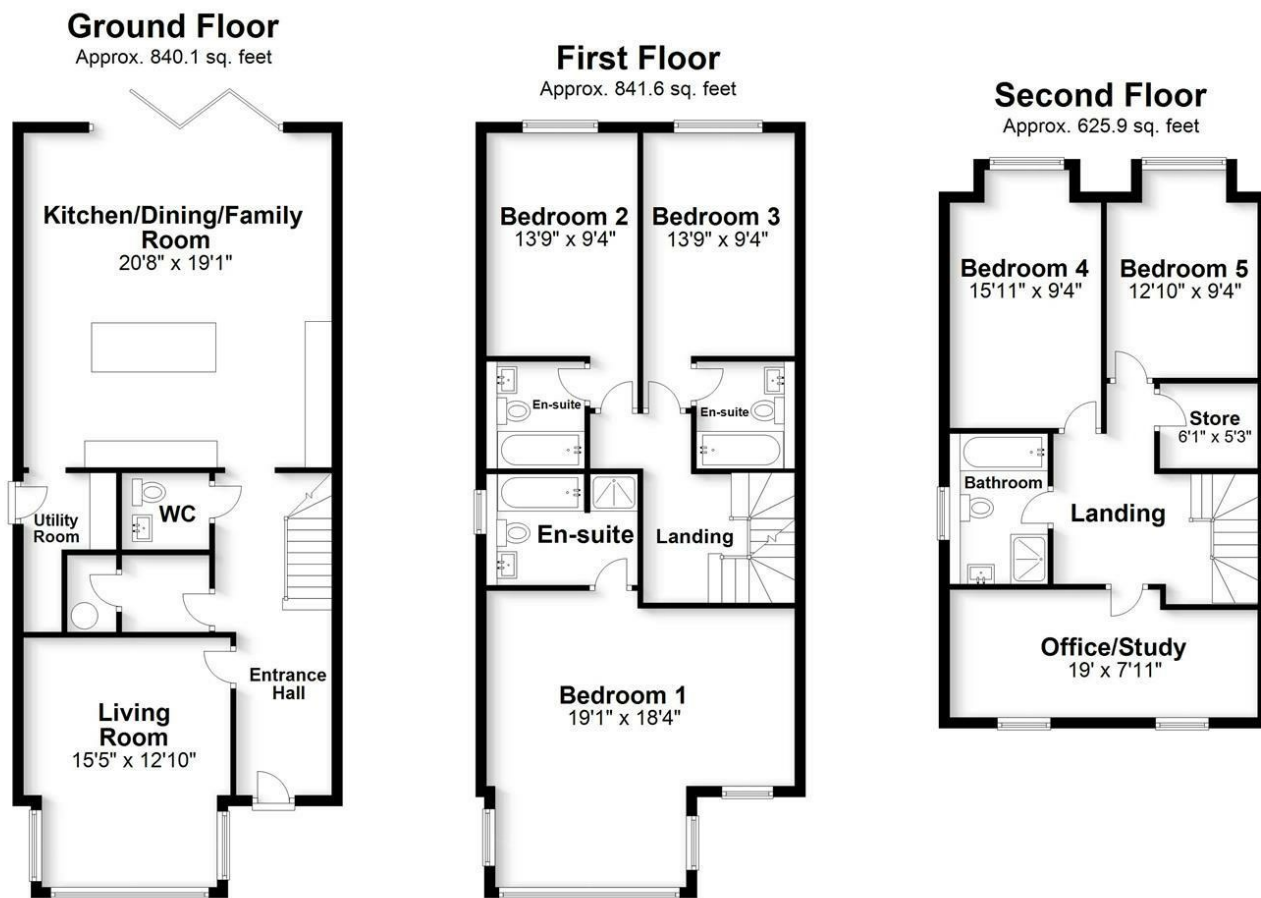
As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team 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

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Total area: approx. 2307.6 sq. feet

Produced for Cassidy & Tate Estate Agents  
 For guidance purposes only. Not to scale.

Plan produced using PlanUp.



Award Winning Agency