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# LAWRENCE CLOSE

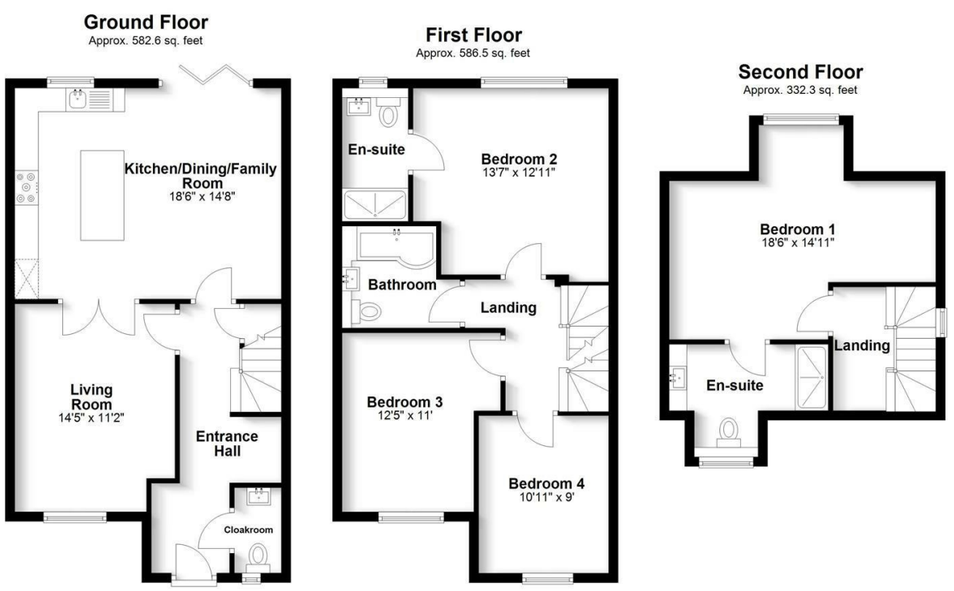
## ST. ALBANS

## AL4 0JB

Price Guide £795,000

EPC Rating: Council Tax Band: New Build






Total area: approx. 1501.4 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.

# All The Ingredients Needed For A Fabulous Lifestyle

Located within the highly sought-after and recently established development of Lawrence Close, St. Albans, these exceptional new build semi-detached homes present a rare opportunity to secure a spacious, high-specification family home in a prime residential setting. Scheduled for completion in August 2026, the properties are being delivered by the well-regarded DB Sharp & Sons, a trusted family-run developer with over 50 years of experience in crafting quality homes with a focus on longevity, design, and attention to detail. Extending to over 1,500 sq ft, the homes offer a thoughtfully designed layout ideal for modern family living. The ground floor features a formal front reception room, perfect as a cosy lounge or separate living space, while to the rear, a generous open-plan kitchen/dining area forms the heart of the home—ideal for entertaining and everyday life.
Across the upper floors, there are four well-proportioned bedrooms, complemented by three stylish bathrooms arranged over three levels, providing both flexibility and convenience for growing families. The specification throughout is of a high standard, with contemporary finishes and carefully considered design elements that create a refined yet practical living environment. Built to modern energy efficiency standards, these homes also offer the reassurance of lower running costs and long-term sustainability. Positioned in a peaceful residential enclave, Lawrence Close offers a balance of tranquillity and accessibility, with the vibrant city centre of St Albans just a short distance away. Renowned for its excellent schooling, historic charm, and wide range of shops, cafés, and restaurants, the location continues to be one of Hertfordshire's most desirable places to live. An outstanding opportunity to acquire a brand-new home that combines space, quality, and location—perfect for families, upsizers, or those seeking a turnkey property in a premium setting.



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Land & New Homes

ICW

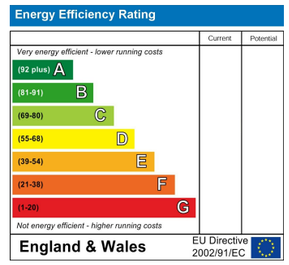
*Coming Soon*

DB SHARP
& SONS LIMITED



*Specialists in Bespoke Properties*

- Brand New High Spec Build
- Four Bedrooms
- Completion August 2026
- Off Street Parking
- 10 Year Warranty
- Built By Renowned DB Sharp
- Three Bathrooms
- 1500 Square Feet
- Private Gardens
- Semi Rural Location

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