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Cassidy
&Tate
Your Local Experts



Award Winning Agency

HOMWOOD ROAD

ST ALBANS

AL1 4BG

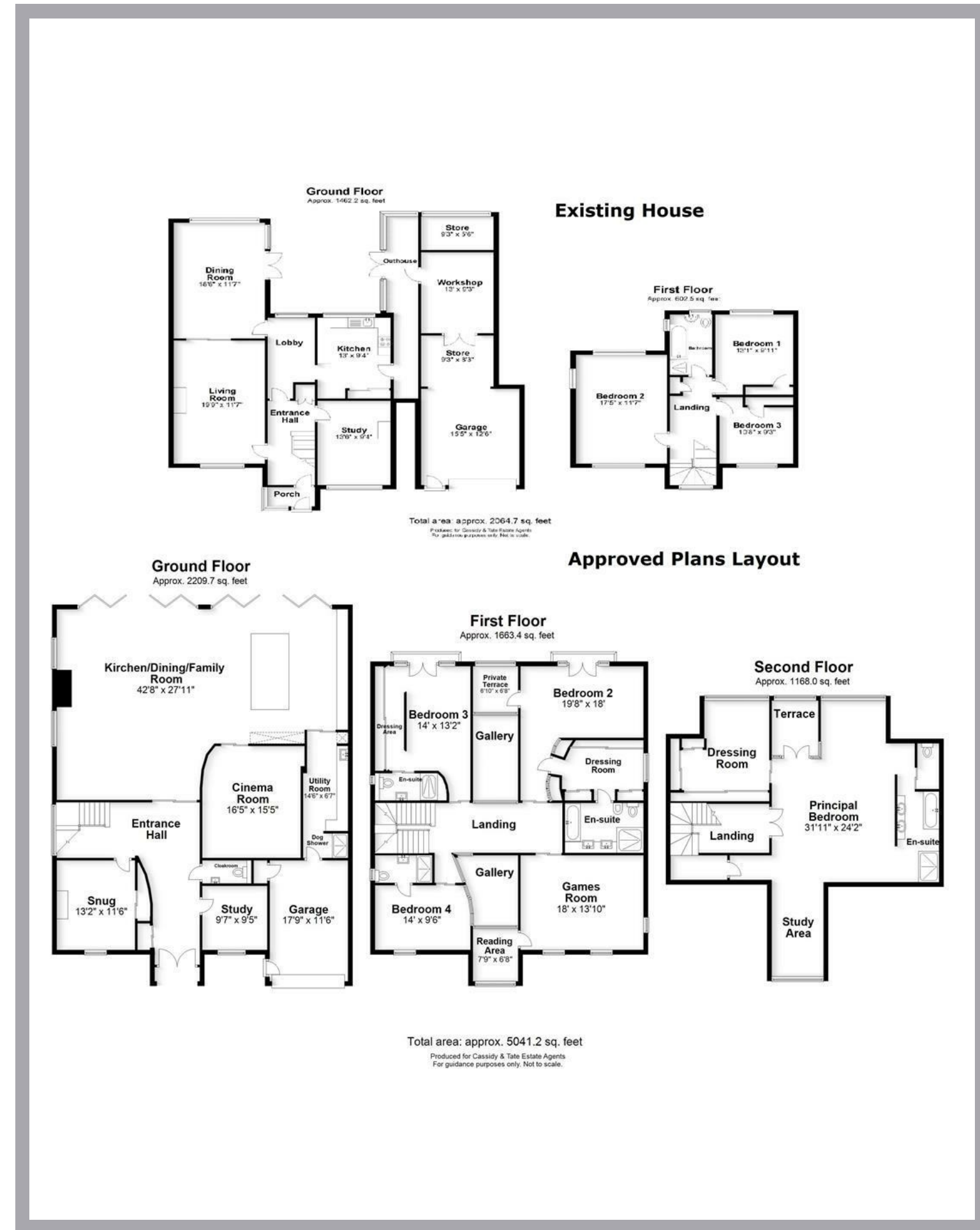


A rare chance to acquire a delightful 4-bedroom home with a large west facing garden on one of the most prestigious roads in St Albans. Also includes a very spacious garden office.

The astute buyer may wish to retain the current house with the potential to enlarge and modernise (stpp) or replace the existing dwelling and take this rarely available opportunity to build a bespoke and stunning family home. Planning permission has already been granted for an architecturally designed 5/6 bedroom detached family home providing both an exceptional haven and the ultimate in contemporary living.

PLANNING PERMISSION GRANTED. CREATE YOUR OWN DREAM HOME

Plans have been approved, providing precedent for a 5000 sq. ft house that flows beautifully over 3 floors. This expansive and well thought out design features a number of spaces for entertaining, relaxation, home-working, child play areas, peaceful study areas as well as separate living accommodation. The kitchen has been specifically designed for entertaining and boasts fold-back windows that can create a serving bar for the rear patio, whilst providing unrestricted views of the garden. Off the main family living areas is a home cinema. The principle master suite occupies the full 2nd floor, with all other bedrooms with en-suites. Further eye-catching features include spectacular voids in the reception hall which create soaring ceiling heights ensuring the heart of the structure is flooded with natural light. Beautiful curved internal walls naturally draw you to the staircase and main living areas. A stunning gallery with glass bridge provides interplay between ground and 1st floor providing views through the whole house and wonderful external vistas. An extremely rare feature for St Albans properties is the granted planning permission for the outdoor terraces on both the 1st and 2nd floors. Externally, crisp architectural lines and "Hit and Miss" detailed brickwork on the front of the property, inspired by the Tate Modern extension, makes a bold first impression for this striking and unique home.



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

A VERY SOUGHT-AFTER LOCATION

Homewood Road is one of the most prestigious and highly sought-after roads in St Albans, highly favoured by families being within the catchment area of excellent schools rated 'Outstanding' by Ofsted and amongst the very best in the country. There is also a choice of exceptional independent schools available within St Albans.

The property enjoys an enviable location. A tranquil place, positioned on the very edge of the beautiful open spaces of 'The Wick', an 8.5-acre local nature reserve with areas of ancient woodland and meadows. Perfect for leisurely strolls or walking the dog. For those longer treks, explore the 858 acres of Heartwood Forest which is a short drive away or a 2-mile walk along leafy footpaths.

Homewood Road is conveniently located for the excellent local amenities at the Quadrant, which includes a M&S Food hall, a Sainsbury's Local/petrol station, restaurants, cafes, bakeries, hairdressers, a vet and a pharmacy to name but a few. Ideally positioned for easy access to the mainline train station, with fast and frequent trains to London.

Homewood Road in St Albans will always attract discerning buyers looking to enhance their lifestyle with more living and work space whilst remaining within easy reach of London's commercial and cultural hubs.



Specialists in Bespoke Properties

- Four Bedroom House
- Superb West Facing Garden
- Planning Permission For New Build
- Planning Application Reference 5/2020/1217
- Prestigious Location
- Modern Garden Office/Studio
- Planning Precedent of 5000+ sq ft
- No Upper Chain

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	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

