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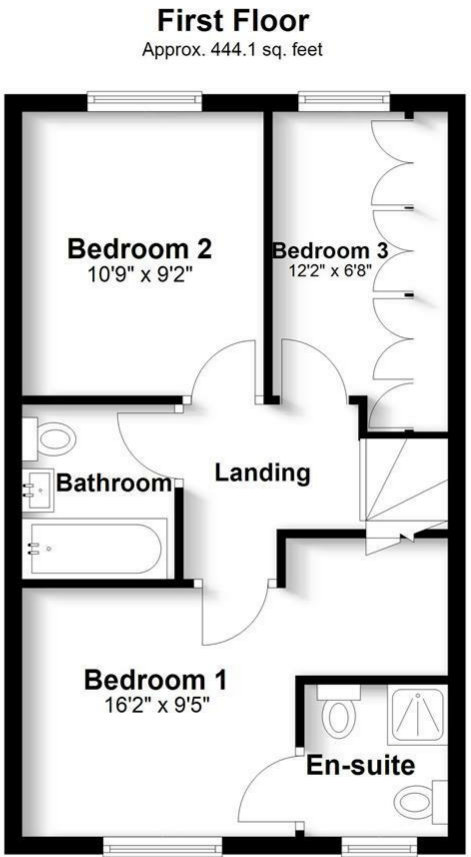
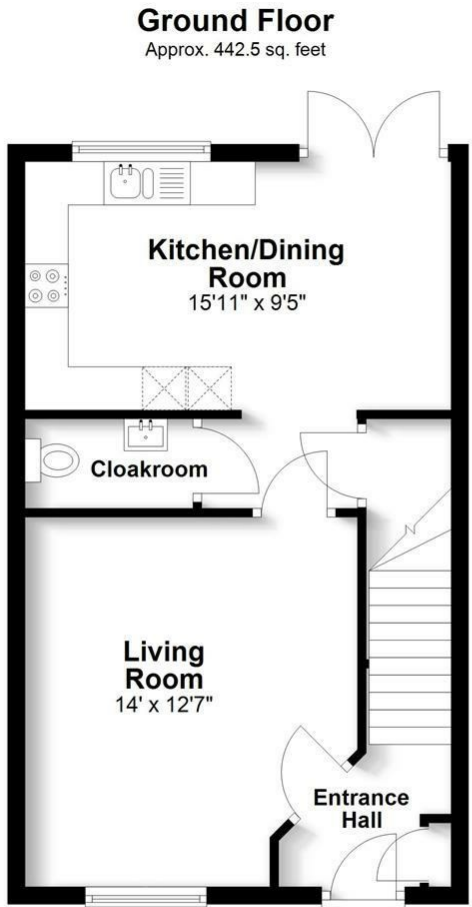
Asking Price £725,000

EPC Rating: B Council Tax Band: E



# All The Ingredients Needed For A Fabulous Lifestyle

Nestled in this popular development, this modern three bedroom home offers a perfect blend of style and comfort. Built approximately four years ago, the property boasts contemporary design and high-quality finishes throughout, making it an ideal choice for families and professionals alike. One of the standout features of this home is its sought after location within the Beaumont catchment area, which is highly sought after for its excellent educational facilities. The accommodation is both spacious and stylish, providing ample room for relaxation and entertaining. On the ground floor, there is a welcoming living room, downstairs cloakroom and kitchen/diner with access to the redesigned and low maintenance rear garden thoughtfully set up for entertaining. The kitchen features a double eye level double oven, integral appliances, quartz work top surfaces and a water softener. On the first floor, there are three double bedrooms with en suite facilities to the main bedroom and a well appointed bathroom. Each room is designed to maximise natural light, creating a warm and inviting atmosphere. For those with vehicles, the house offers off-road parking for two cars, ensuring convenience and security. In summary, this charming house on Eagle Way presents an excellent opportunity for anyone seeking a modern home in a prime location. With its stylish accommodation, desirable catchment area, and practical parking options, it is sure to attract considerable interest.



**Total area: approx. 886.6 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



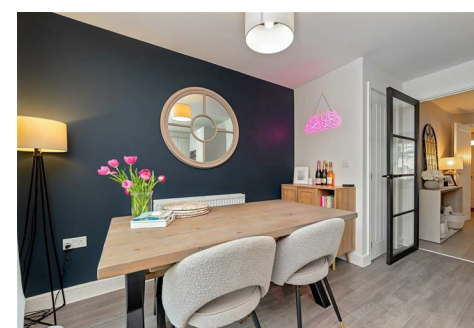
## Why Cassidy & Tate

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

- Stylish Home
- Beaumont Catchment
- Three Double Bedrooms
- Two Parking Spaces
- Redesigned Garden
- Sought After Development
- En Suite Facilities
- No Upper Chain

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 96        |
| (81-91) B                                   | 84      |           |
| (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                     |         |           |



