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Cassidy & Tate
Your Local Experts

Award Winning Agency

HARDWICKE PLACE

LONDON COLNEY

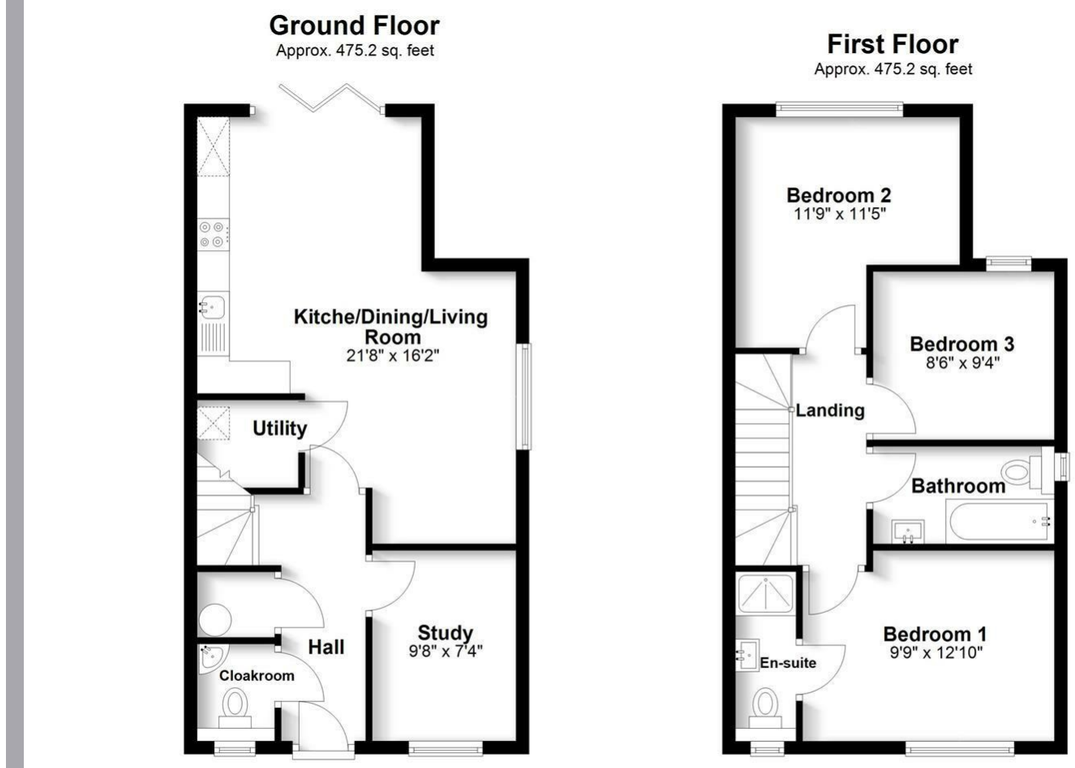
AL2 1PX

Price Guide £585,000

EPC Rating: B Council Tax Band: E

All The Ingredients Needed For A Fabulous Lifestyle

STAMP DUTY INCENTIVE...Welcome to these stunning CHAIN FREE semi-detached houses located in the popular Hardwicke Place, London Colney. These new build properties, completed in 2026, offers a perfect blend of modern living and convenience, making it an ideal choice for families and professionals alike. As you step inside, you will be greeted by a front reception room ideal for a office/games room, leading into the spacious open plan kitchen/living/dining room that provide ample space for relaxation an entertaining. The well-designed layout ensures that natural light floods the interiors, creating a warm and inviting atmosphere. The houses boasts three generously sized bedrooms, providing comfortable accommodation for all family members or guests. With two contemporary bathrooms, morning routines will be a breeze, ensuring privacy and convenience for everyone. One of the standout features of these properties are its high specification throughout, showcasing the latest in modern design and technology. The attention to detail is evident, making these homes not only stylish but also functional. Additionally, the properties comes with a 10-year new home warranty, offering peace of mind for your investment.Situated within walking distance to the high street, you will find a variety of shops, cafes, and amenities right at your doorstep. The location also provides easy access to the M25, making commuting to London and beyond a simple task. With the opportunity to move in just in time for summer 2026, these properties are ready to become your new home. Don't miss out on the chance to own a piece of modern living in a prime location. Schedule a viewing today and experience all that these exceptional properties has to offer.



Total area: approx. 950.4 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.

www.cassidyandtate.co.uk

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.

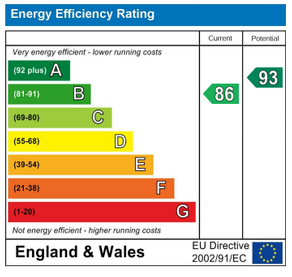
We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or 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 Homes
- En-Suite & Bathroom
- Off Street Parking X 2
- Walking To High Street
- Semi Rural Location
- Three Bedrooms
- Two Reception Rooms
- 10 Year Warranty
- Kitchen/Living/Diner
- Family Garden



The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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