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01727 228428
stalbans@cassidyandtate.co.uk

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39 High Street, Wheathampstead,
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Cassidy & Tate
Your Local Experts

Queenswood
HOMES



Award Winning Agency

www.cassidyandtate.co.uk

STATION ROAD

BERKHAMSTED

HP4 2EY

Price Guide £825,000

EPC Rating: B Council Tax Band:



All The Ingredients Needed For A Fabulous Lifestyle

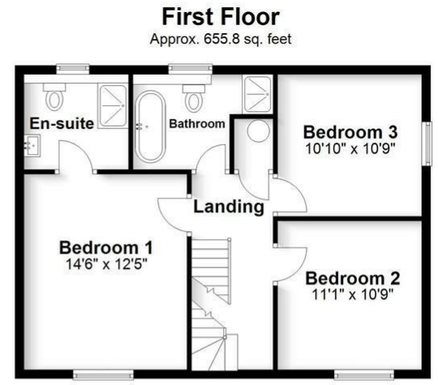
OPEN DAY – OPEN DAY – OPEN DAY 3RD AUGUST (By appointment only)
The Woodyard is a development of two luxury semi-detached new build homes, situated in a most sought after and convenient location for good local amenities, excellent schools and the mainline railway station. Currently under construction by Queenswood Homes, who specialise in building homes to a high degree of craftsmanship, they are due for completion in Spring 2024. The Woodyard 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 the side & rear gardens, downstairs cloakroom, study and a separate bay fronted living room to the front of the property. The first floor accommodates three double bedrooms, bedroom one with en-suite and the family bathroom whilst on the second floor are two additional rooms with another shower room. The Woodyard is close to many pubs, bars & restaurants to name but a few, plus excellent shopping and leisure facilities of central Berkhamsted. Also within striking distance of the Ashridge estate with 5,000 acres of open countryside and woodlands. *Agents Note* Please note these properties have planning permission approved for three bedrooms.

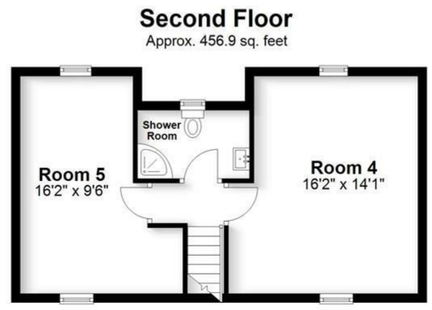




ESTD THE 2024
WOODYARD
BERKHAMSTED







Total area: approx. 1768.3 sq. feet

Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.

Plan produced using PlanUp.

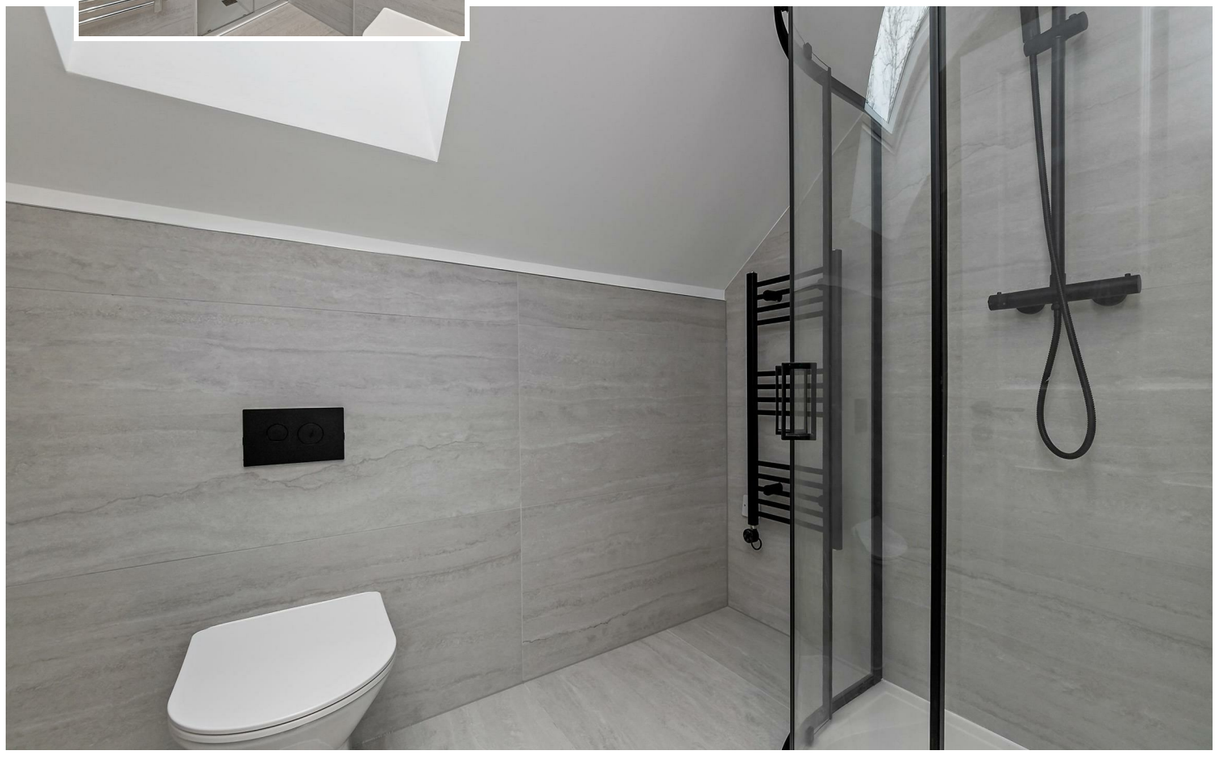
Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

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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



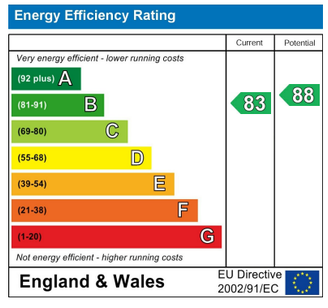


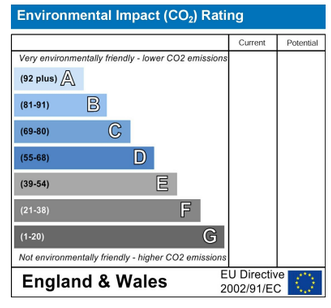




Specialists in Bespoke Properties

- The Woodyard
- Arranged Over Three Levels
- Side & Rear Gardens
- Three Reception Rooms
- Two Brand New Homes
- Off Street Parking
- Three Bathrooms
- Walking To Station





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