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Cassidy & Tate
Your Local Experts





Award Winning Agency

# LYE LANE

## ST. ALBANS

## AL2 3TB

Price Guide £2,750,000

EPC Rating: Council Tax Band: New Build



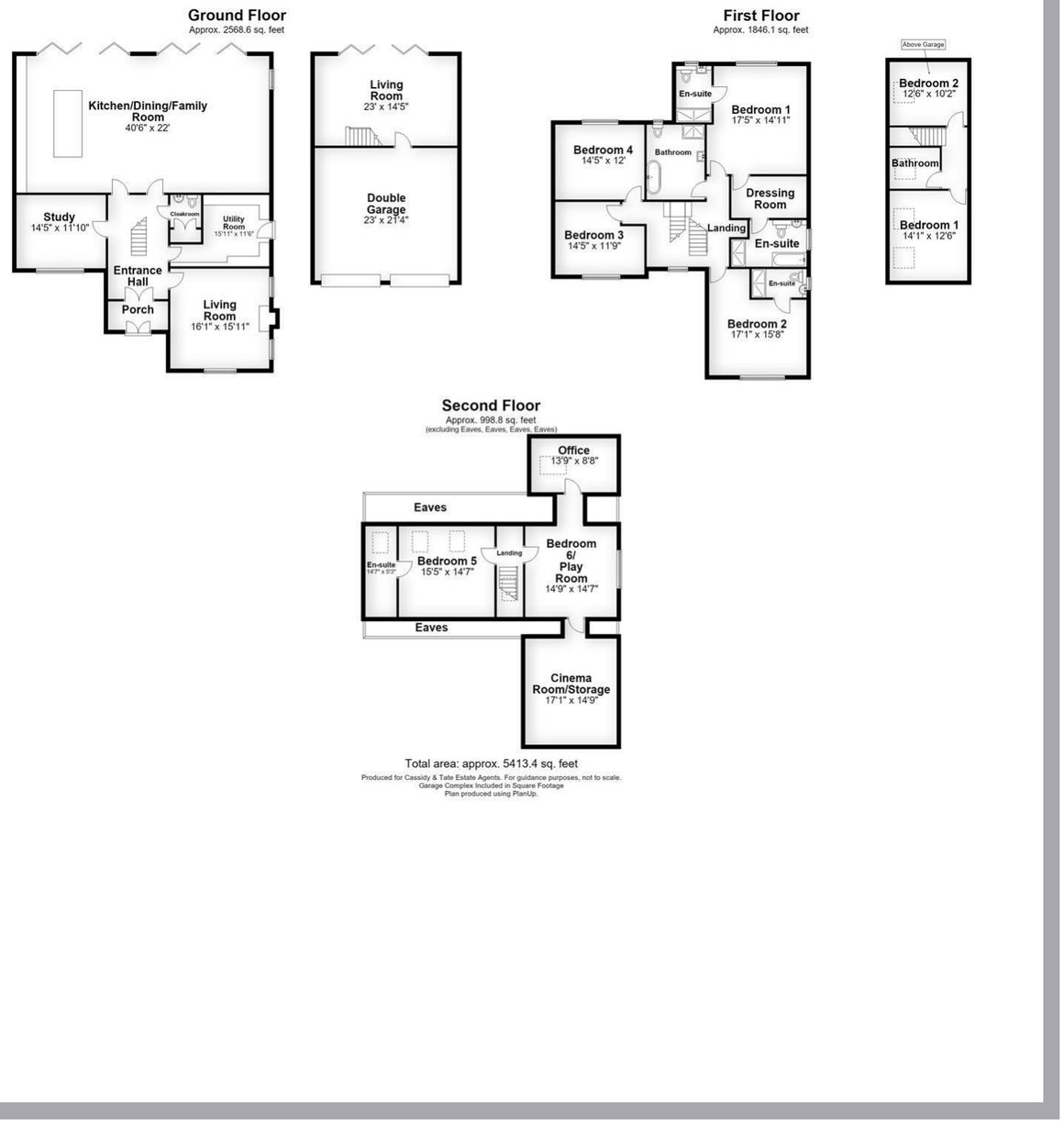
# All The Ingredients Needed For A Fabulous Lifestyle

AN EXCEPTIONAL NEW BUILD HOME ON ONE OF BRICKET WOOD'S PREMIER ROADS – OVER 5,400 SQ FT INCLUDING DOUBLE GARAGE AND TWO-BEDROOM ANNEX. Occupying a substantial, private plot on prestigious Lye Lane, this outstanding residence by respected local developer Northstar is due for completion in early 2027. Offering approximately 5,413 sq ft in total, the property combines contemporary luxury and exceptional flexibility for modern family and multi-generational living. At its heart is a magnificent 40ft open-plan kitchen, dining and family room, designed for everyday living and entertaining, overlooking the gardens. A separate living room, dedicated study, utility room and cloakroom complete the ground floor. The first floor offers four generously proportioned double bedrooms, including a superb principal suite with dressing room and two en-suite facilities, alongside further en-suites and a family bathroom. The converted second floor provides a fifth bedroom with its own en-suite, a sixth bedroom or playroom, a separate office and a substantial additional room, ideal as a cinema room, games room or further storage space. A particularly attractive feature is the detached double garage, with two bedrooms, living room and a bathroom above, providing excellent potential for annex accommodation for elderly parents, extended family, older children or visiting guests, subject to the final specification. The impressive private frontage offers extensive off-street parking in addition to the double garage, while the generous grounds provide privacy and a wonderful setting for this substantial home. Available off-plan, early purchasers may have the opportunity to influence selected finishes and elements of the final specification, creating a home tailored to their own tastes. A rare opportunity to acquire a significant brand-new residence on one of Bricket Wood's most desirable residential roads, offering outstanding space, versatility and a superb lifestyle for generations to come.










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





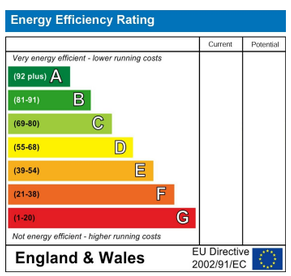






## *Specialists in Bespoke Properties*

- Large Detached New Build House
- Self Contained Two Bedroom Annex
- Semi Rural Location
- Five Double Bedrooms
- Five Reception Rooms
- Double Garage & Parking
- 10 Years New Homes Warranty
- Over 5,400 Sq Ft Of Buildings
- Completion Spring/Summer 2027
- More Land Urgently Required




The Property Ombudsman

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