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Cassidy
& Tate
Your Local Experts



Award Winning Agency

www.cassidyandtate.co.uk



FROGMORE
ST. ALBANS
AL2 2FP

Guide Price £500,000



All The Ingredients Needed For A Fabulous Lifestyle

A desirable development by Hornbeam Homes Ltd Verside is a collection of eight, two bedroom, contemporary homes all offering their own unique features as well as Kutchenhaus German kitchens, integrated appliances, underfloor heating to the ground floor, oversized fire doors, porcelain tiles, super fibre optic broadband and alarms. Externally each property benefits from its own parking space. There will also be four parking bays for visitors, and some electric charging points. The properties are positioned in a private location just off the main road and approximately a 15 minute walk to the train station with its fast train services into London.

Plot 1 - Measuring approximately 731 sq ft - Accommodation briefly comprises of an open porch, entrance hall, living room, kitchen/dining room, cloakroom, two double bedrooms, en-suite to bedroom one, family bathroom and a fully boarded loft.



Main area: Approx. 67.9 sq. metres (731.0 sq. feet)
Plus loft, approx. 16.9 sq. metres (181.9 sq. feet)

Produced for Cassidy & Tate Estate Agents
For guidance purposes only. Not to scale.
Area includes Garage and Garden Store
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

- New Home Site
- 10 Year Warranty
- Allocated Parking
- Electric Charging Points
- Underfloor Heating
- High Spec Houses
- Village Location
- En-Suite

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		85	
		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	

