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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

BREAKSPEAR AVENUE

ST. ALBANS

AL1 5EL

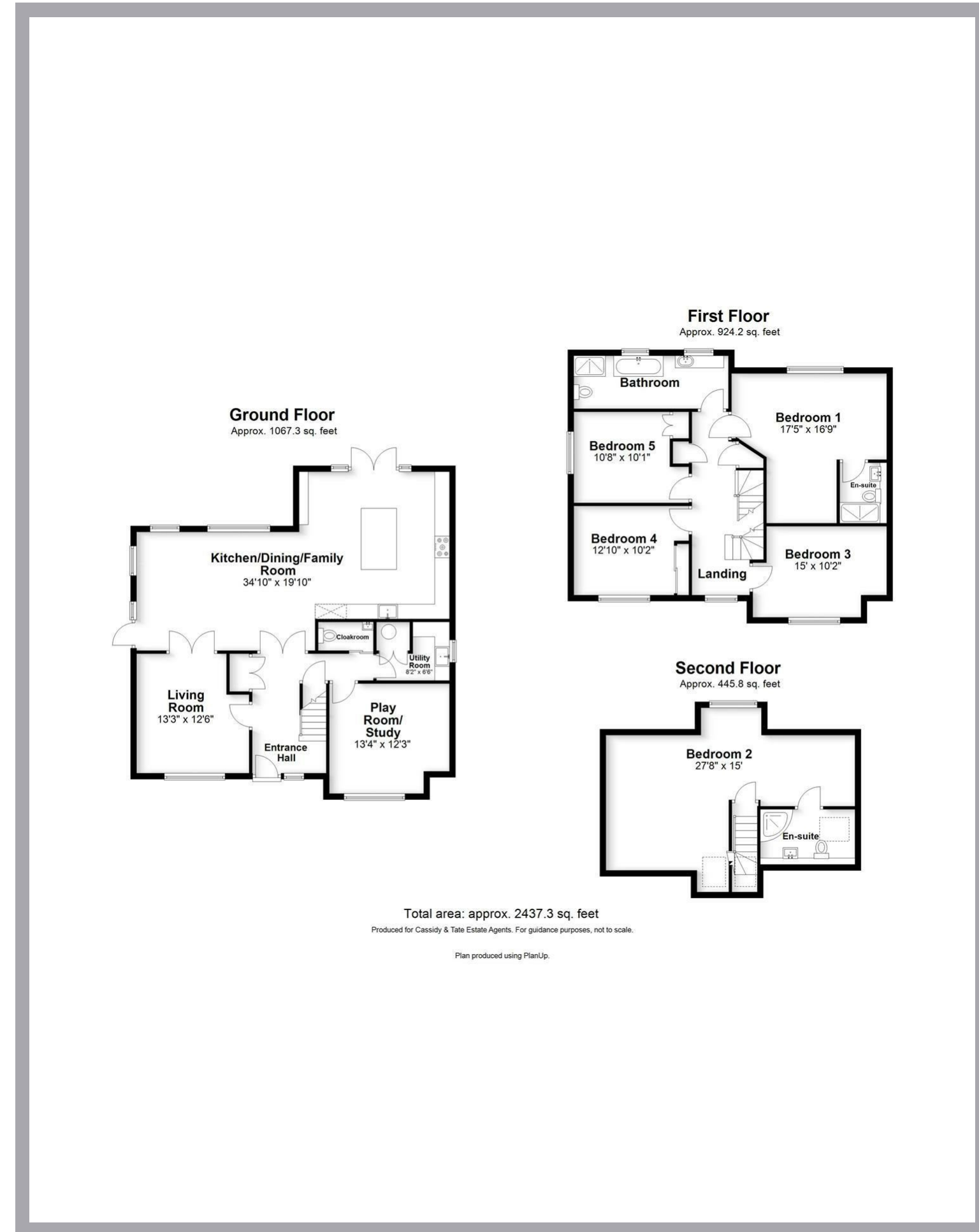
Offers Over £1,650,000

EPC Rating: B Council Tax Band:



# All The Ingredients Needed For A Fabulous Lifestyle

CHAIN FREE - Positioned on one of St. Albans' most desirable residential avenues, this exceptional newly constructed detached residence on Breakspare Avenue represents the pinnacle of contemporary luxury living. Extending to an impressive 2,437 sq ft, the home has been meticulously designed to combine elegant proportions with refined modern finishes, offering a truly outstanding family environment. The property boasts five beautifully appointed bedrooms and three luxurious bathrooms, each finished to an exacting standard. At the heart of the home lies a breathtaking open-plan kitchen, living and dining space—an expansive, light-filled area designed for both everyday living and sophisticated entertaining, seamlessly blending style and functionality. Complemented by two further elegant reception rooms, the layout provides versatility for formal hosting, relaxation, or working from home. Every element of this home reflects a commitment to quality, with a high specification throughout including premium materials, bespoke detailing, state-of-the-art fixtures & fittings while also benefitting from a 10 year warranty. Crafted by the highly regarded Castle Builders, the property showcases exemplary workmanship and thoughtful design at every turn. Ideally situated just a short stroll from the mainline station, the home offers fast and convenient access into London, making it perfectly suited for commuters seeking a balance of city connectivity and refined suburban living. The historic city of St Albans further enhances the appeal, offering an outstanding selection of restaurants, boutiques, excellent schooling, and cultural amenities. Completed in 2026, this is a rare opportunity to acquire a turnkey, high-specification home in a prime location. Combining scale, style, and sophistication, this remarkable residence delivers an exceptional lifestyle offering for the discerning buyer.



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

- Brand New Build
- Three Bathrooms
- Kitchen/Living/Diner To Rear
- Off Street Parking
- Chain Free
- Five Double Bedrooms
- Two Front Reception Rooms
- 10 Year Warranty
- Minutes Away From City Station
- Very High Specification

| Energy Efficiency Rating                    | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 82                      | 87        |
| (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 |           |



