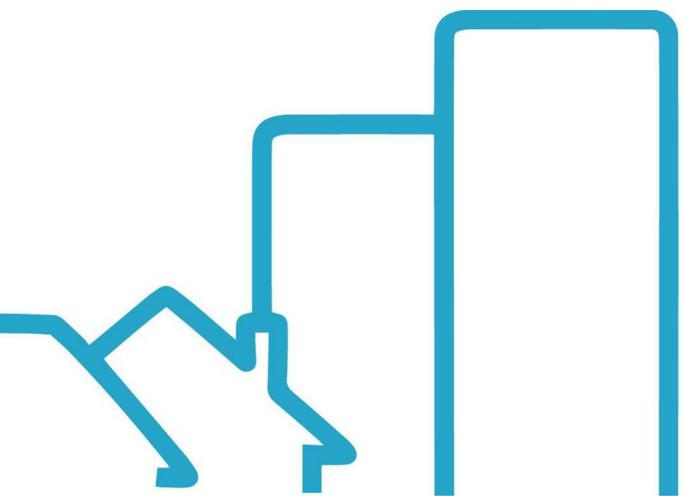


St Albans Office  
10 High Street, St Albans  
Herts AL3 4EL  
01727 228428  
stalbans@cassidyandtate.co.uk

Marshalswick Office  
59 The Quadrant, St Albans,  
Herts AL4 9RD  
01727 832383  
marshalswick@cassidyandtate.co.uk

Wheathampstead Office  
39 High Street, Wheathampstead,  
Herts AL4 8BB  
01582 831200  
wheathampstead@cassidyandtate.co.uk

Cassidy  
& Tate  
Your Local Experts



# UILD-ZON INSUR/

Award Winning Agency



[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)



ORCHARD ROAD  
STEVENAGE  
SG1 3HE

Price Guide £525,000

EPC Rating: C Council Tax Band: New Build



# Orchard place

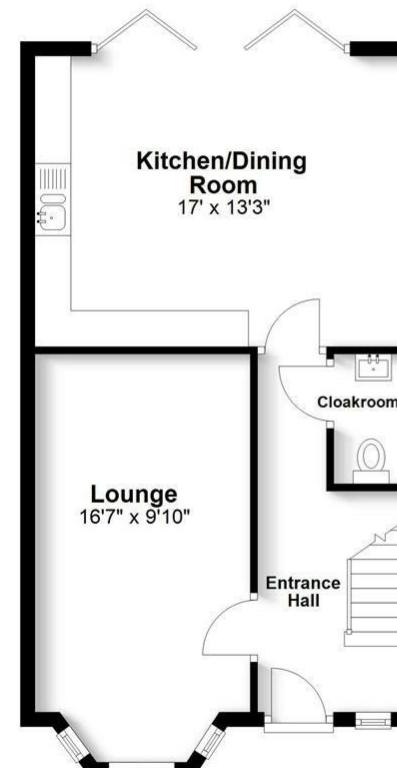
## All The Ingredients Needed For A Fabulous Lifestyle

PLORT I COMING SOON....(Orchard Place) Located in the charming area of Orchard Road, Old Town Stevenage, these exquisite houses are part of a brand new development by the award-winning Queenswood Homes. Set to be completed around Winter 2025, these off-plan properties offers modern living experiences arranged over three floors. The houses boasts three well-proportioned bedrooms, providing ample room for families or those seeking extra space for guests or a home office. With three bathrooms, convenience and comfort are at the forefront of this design, ensuring that morning routines and evening unwinding can be enjoyed without the usual hustle and bustle. These properties features an inviting front reception room with an open plan kitchen/living/dining room to the rear, perfect for entertaining guests or enjoying quiet evenings with family. The layout is thoughtfully designed to maximise natural light and create a warm, welcoming atmosphere throughout the homes. Located within walking distance to the historic Old Town, residents will appreciate the blend of modern living with the charm of local shops, cafes, and parks. These new builds are part of a selection of seven houses, each crafted with attention to detail and quality, making it an ideal choice for those looking to invest in a contemporary lifestyle in a desirable location. This is a unique opportunity to secure a brand new home in a thriving community, perfect for first-time buyers, families, or investors alike. Don't miss the chance to be part of this exciting development in Old Town Stevenage.



### Ground Floor

Approx. 522.3 sq. feet



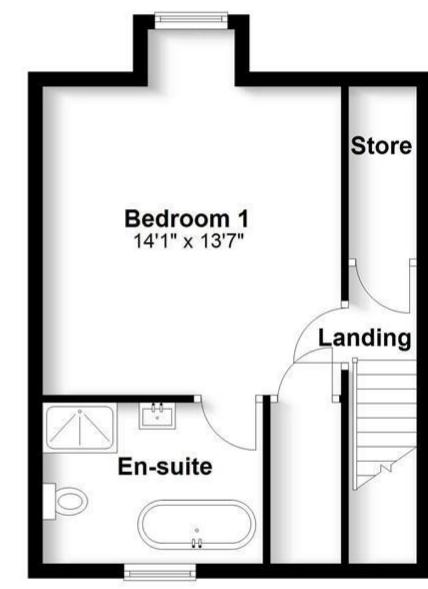
### First Floor

Approx. 521.7 sq. feet



### Second Floor

Approx. 381.3 sq. feet



Total area: approx. 1425.4 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.

# 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 Development
- Selection Of Seven Units
- Private Parking & Gardens
- Walking Into Old Town
- Built By Queenswood Homes
- 10 Year Warranty
- Completion Autumn/Winter
- 3/4 Beds & 3 Bathrooms

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		75	
EU Directive 2002/91/EC			





# PROPERTY SPEC SHEET



High performance UPVC windows & composite front door. Aluminium bifold doors. White internal doors with black ironmongery. White painted walls and woodwork.

Zone underfloor heating to ground floors.

Radiators with thermostatic valves to 1st and 2nd floors (where applicable).

Air source heat pump heating and hot water system. External feature lighting. Private parking.

LED downlighting to ground floor and bathrooms. Pendant lighting to bedrooms

Data points connections to main living areas from understairs cupboard

(purchaser to arrange their own connection to local network,

Ducting provided from house to highway)

Buildzone 10 year warranty

## Bathrooms

Half tiled W/C. Fully tiled bathrooms

Fitted furniture. Freestanding bath to family bathroom with separate shower

Electric towel rails

Cassidy  
&Tate

