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Award Winning Agency



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ST. ALBANS ROAD  
SANDRIDGE  
AL4 9LB

Guide Price £2,000,000

EPC Rating: A Council Tax Band:





# All The Ingredients Needed For A Fabulous Lifestyle

PLOT - 4 \*ONLY TWO UNITS REMAINING\* Nestled in the charming area of Sandridge, on St. Albans Road, this exquisite detached house offers a perfect blend of modern luxury and comfort. Set within a gated development of just five high-spec new build homes, this property stands out with its impressive design and thoughtful features. Upon entering, you are greeted by a beautiful entrance hallway adorned with vaulted ceilings, creating an immediate sense of space and elegance. The house boasts three generous reception rooms, providing ample space for both relaxation and entertaining. The heart of the home is undoubtedly the large open-plan kitchen, which is flooded with natural daylight, making it a delightful space for family gatherings and culinary adventures. With five well-appointed bedrooms, this residence is ideal for families or those seeking extra space. The property also includes four modern bathrooms, ensuring convenience and privacy for all occupants. In addition to its stunning interior, the home is equipped with solar PV panels and an air source heat pump, promoting energy efficiency and sustainability. The beautifully landscaped gardens offer a serene outdoor retreat, perfect for enjoying the fresh air or hosting summer barbecues. This remarkable property on St. Albans Road is not just a house; it is a home that promises a lifestyle of comfort, elegance, and modern living. Do not miss the opportunity to make this stunning residence your own.



## Silverwood Barns

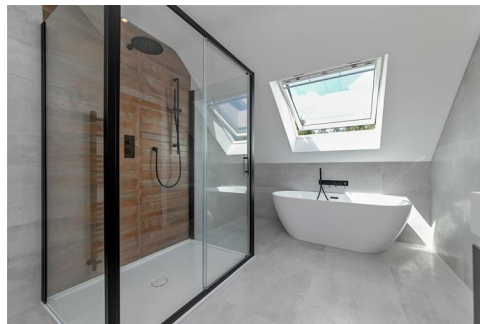
Approximate Gross Internal Area = 282.0 sq m / 3035 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1200746)



# 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

- 10 Year New-Build Warranty / Developer Warranty
- Electric Velux Skylights
- School Catchment Area
- Miele Appliances
- Electric Vehicle Charging
- Gated Development Of Five Detached Homes
- Solar PV Panels & Air Source Heat Pump
- Energy-Efficient Homes

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	92
(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	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



