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Cassidy  
& Tate  
Your Local Experts

**CAMBRIDGE ROAD**  
FLEETVILLE, ST ALBANS

# PROPERTY SPEC SHEET

- UVailant System Boiler with underfloor heating to ground floor and radiators to upper floors
- Heated towel rails and Porcelain tiles in bathrooms
- Grohe and Hans Grohe Taps and Mixers to basins, baths and showers
- Fitted kitchen with integrated Bosch appliances - Gas Hob, Dishwasher, Washer Dryer, Fridge Freezer and Oven
- Quartz worktops to the kitchens
- Porcelain Tiling to ground floor rooms, with carpet to living rooms
- Anthracite Grey External and White internal UPVc windows
- Origin Bifold Doors.
- Electric Roller Shut Garage Door (Plots 1 and 2 Only)
- Electric Car Charging point to each house.
- Oak Handrails to Staircase
- Composite Front Entrance Doors
- Brushed Chrome Switches and Sockets, and downlights.
- Outside Socket to rear garden.



Award Winning Agency

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



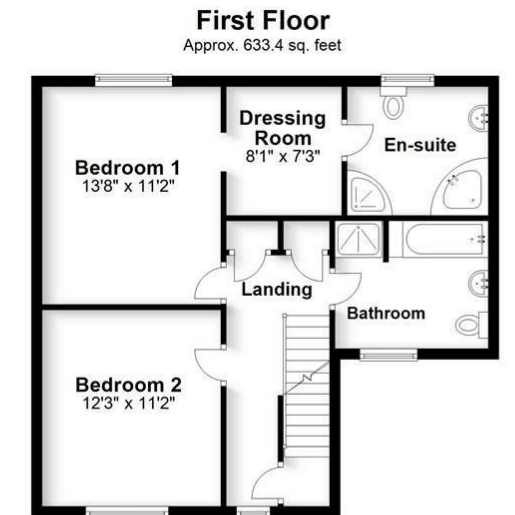
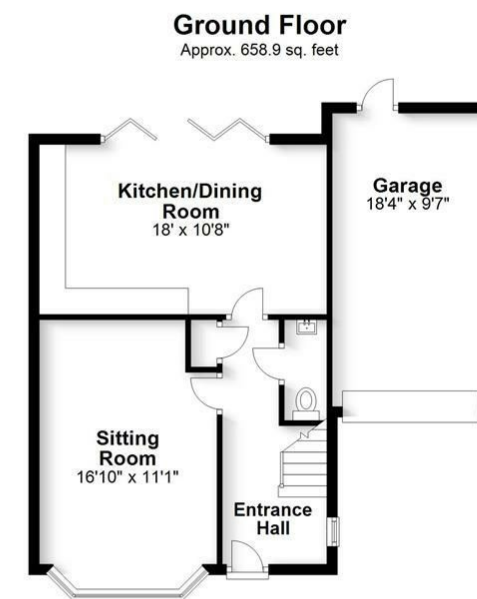
CAMBRIDGE ROAD  
ST. ALBANS  
AL1 5LQ

Price Guide £810,000



# All The Ingredients Needed For A Fabulous Lifestyle

An exciting opportunity for you to secure a brand new, three bedroom, semi-detached family home, situated in a sought after road with shops, schools and transport all close by. Constructed by J. Murphy Developments Ltd, reputable builders of quality construction and design, this contemporary family home features a generous floorplan that will showcase functional living spaces along with good quality fixtures and fittings. With an expected completion date of early 2023, the property has been designed to make moving into a brand new home as easy possible. Downstairs will feature an entrance hall, living room, cloakroom and an open plan kitchen/dining room where doors will integrate with the outside space. The first floor will accommodate two double bedrooms with the principal bedroom featuring a dressing area and en-suite, and the family bathroom. The third bedroom and en-suite will be situated on the second floor. Further features will include a garage and off road parking. Cambridge Road is ideally positioned for the main line railway station, with its fast trains into London, and a short distance away from the vibrant city of St. Albans.



Total area: approx. 1494.4 sq. feet

Produced for Cassidy & Tate Estate Agents  
For guidance purposes only. Not to scale.

Plan produced using PlanUp.

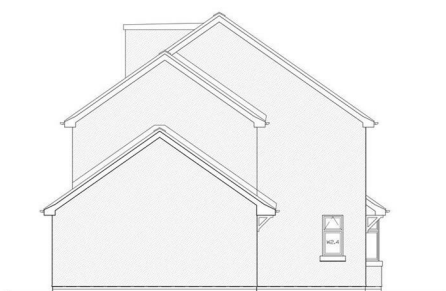
Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

# Perfect Fusion of Location And Way of Living

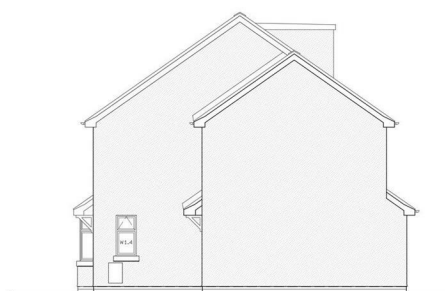


front elevation  
to Cambridge Road

rear elevation



side elevation  
to College Road



side elevation  
to 30 Cambridge Road

## 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

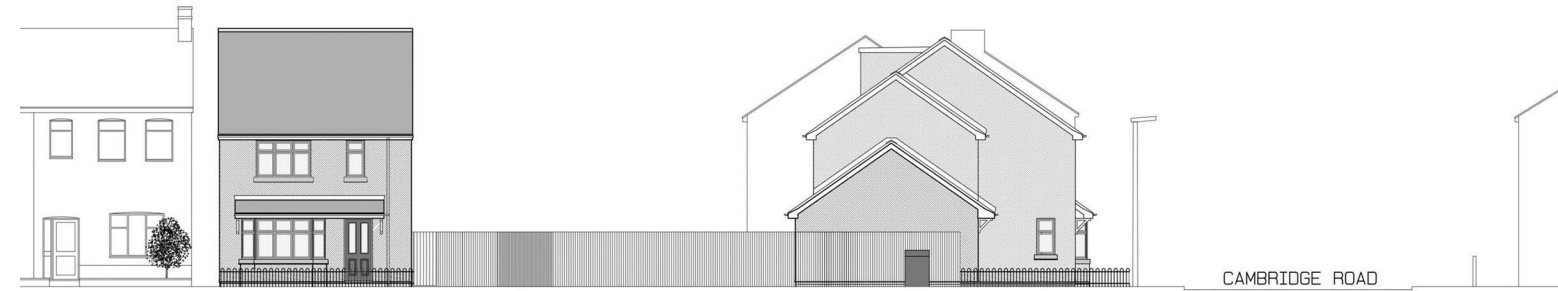
- Brand New Homes
- Selection Of 3 Houses
- Three Bedrooms
- School Catchment
- 10 Year Warranty
- Private Parking
- Three Bathrooms
- Chain Free

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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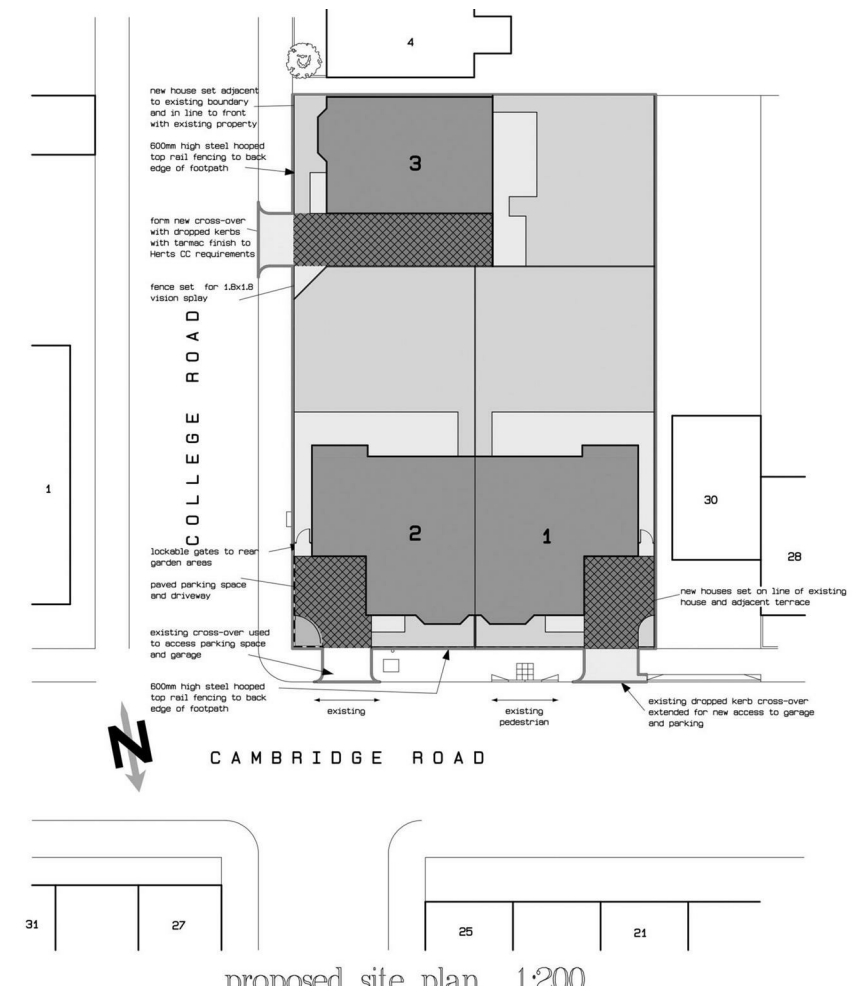
rear elevation



proposed street scene to College Road



front elevation  
to Cambridge Road



proposed site plan 1:200