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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

HIGH ASH ROAD
WHEATHAMPSTEAD
AL4 8DY

Price Guide £875,000

EPC Rating: Council Tax Band:



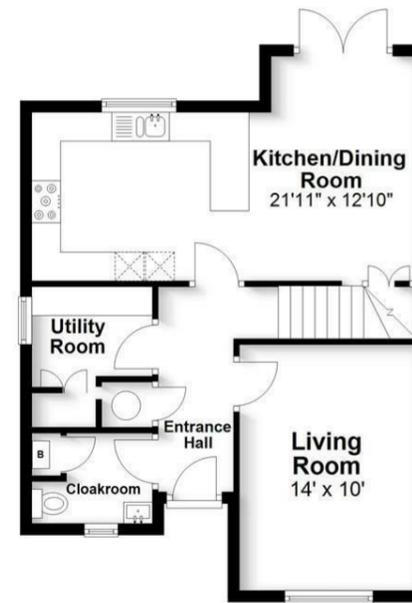
All The Ingredients Needed For A Fabulous Lifestyle

Nestled in the charming village of Wheathampstead, St. Albans, this stunning new build property on High Ash Road is a true gem waiting to be discovered. Boasting a spacious 1,490 sq ft of living space, this semi-detached house offers a perfect blend of modern comfort and village charm. As you step inside, you'll be greeted by not just one, but two inviting reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With five generously sized bedrooms and two bathrooms, there's plenty of room for the whole family to spread out and enjoy their own space.

Built in 2024, this brand new property offers all the conveniences of modern living, ensuring a hassle-free lifestyle for its lucky new owners. Imagine waking up to the picturesque countryside views at the rear of the property, offering a tranquil escape from the hustle and bustle of everyday life. Convenience is key with off-street parking, making coming home a breeze after a long day out. Embrace the idyllic village lifestyle that Wheathampstead has to offer, with its quaint surroundings and friendly community atmosphere. Don't miss out on the opportunity to make this beautiful new build property your own and experience the best of both worlds - modern living in a picturesque village setting.



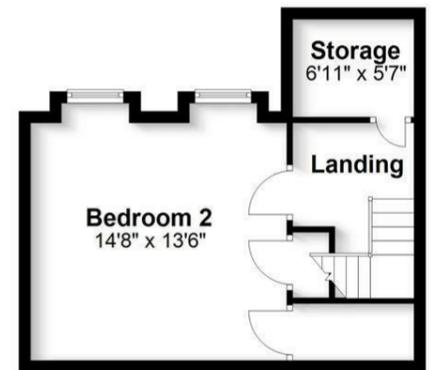
Ground Floor
Approx. 567.8 sq. feet



First Floor
Approx. 576.6 sq. feet



Second Floor
Approx. 346.1 sq. feet



Total area: approx. 1490.4 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



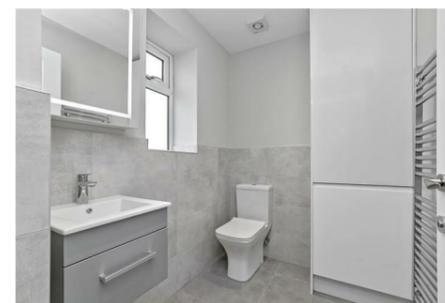
Why Cassidy & Tate

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 Build
- Countryside Views
- Five Bedrooms
- Off Street Parking
- 10 Year Warranty
- Over Three Levels
- Two Bathroom
- Chain Free

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	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	

