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Cassidy  
& Tate  
Your Local Experts

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Award Winning Agency

WHITE HORSE LANE  
ST. ALBANS  
AL2 1JR



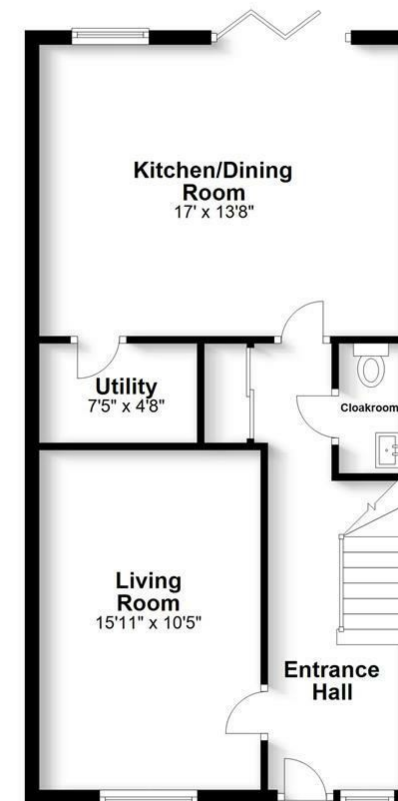
# All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate Land & New Homes have the pleasure in offering to the market a brand new development of five luxury properties – 3 x three/ four bedroom, terraced properties and 2 x three bedroom, semi-detached properties. The development is situated in the popular residential area of London Colney, and is being constructed by reputable builders, J. Murphy Developments Ltd, who have been building new homes of quality and distinction for many years.

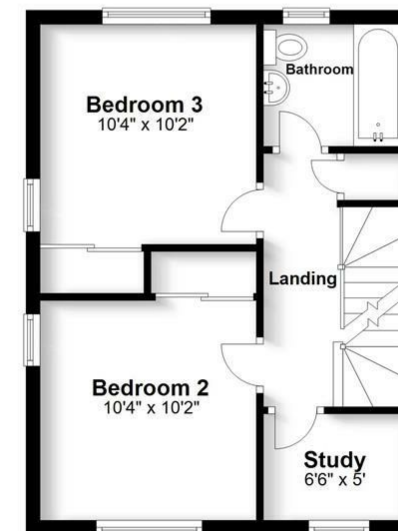
Plot 1 is at the end of two other terraced properties, which are currently under construction with a completion date for Summer 2022. This beautiful home has been designed with families in mind and will showcase simple lines as well as smart use of space to create a welcoming and comfortable haven. The floorplan measures approximately 1269.6 sq ft and is arranged over three floors. Accommodation briefly comprises of an entrance hall, living room, cloakroom, a 17ft kitchen/dining room and utility room on the ground floor. The first floor accommodates two double bedrooms, a study which could potentially be used as bedroom four, and the family bathroom. A further double bedroom complete with en-suite and plenty of eaves storage space, can be found on the second floor. The property will have private parking and a 10 year new home warranty. White Horse Lane is situated approximately 200 metres from the London Colney High Street which offers a range of services and facilities and is well connected by public transport, as well as excellent access to the M25, A414 & A1081. The development is also next to the Morris Way playing fields and near to the shopping facilities at Colney Fields. This lovely family home will



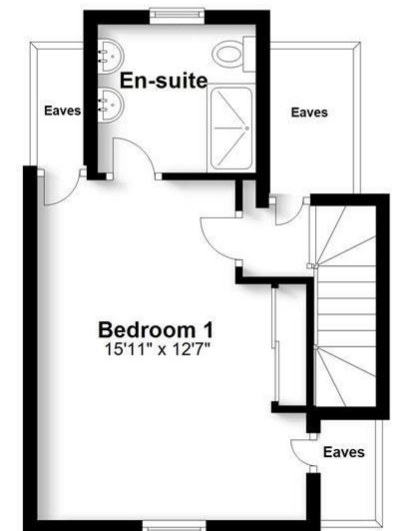
**Ground Floor**  
Approx. 592.9 sq. feet



**First Floor**  
Approx. 394.6 sq. feet



**Second Floor**  
Approx. 282.1 sq. feet



**Total area: approx. 1269.6 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



# J. MURPHY

ST. ALBANS

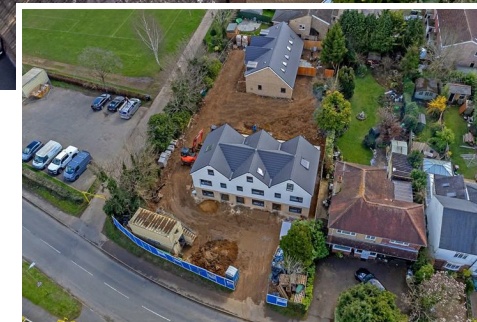
## Why Cassidy & Tate

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

- New Homes Site
- 10 Year Warranty
- Selection Of Two House Styles
- Available Summer 2022
- 5 Houses For Sale
- Located In London Colney
- Three/Four Bedrooms
- Taking Reservations Now

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>	<b>1</b>	<b>1</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>		
(39-54) <b>E</b>		
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