

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



Award Winning Agency



www.cassidyandtate.co.uk

(3 PENN CLOSE) 12 BENINGTON ROAD
ASTON
SG2 7DX

Price Guide £580,000

EPC Rating: Council Tax Band: New Build



All The Ingredients Needed For A Fabulous Lifestyle

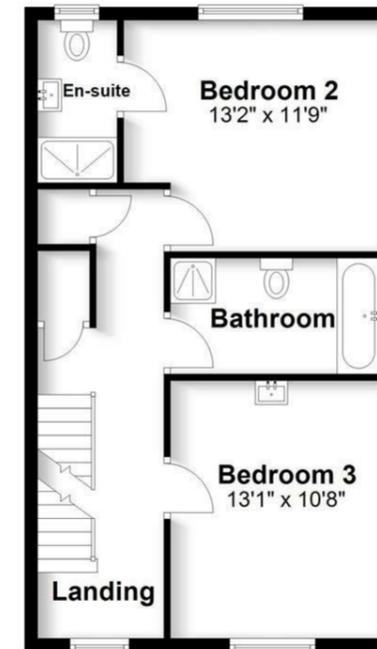
STAMP DUTY INCENTIVES. MOVE IN NOW, PLOT THREE, THE ROSE GARDENS...Nestled in the charming village of Aston, Benington Road presents an exceptional opportunity to acquire these six stunning new build houses named The Rose Gardens. Developed by the esteemed Queenswood Homes, these properties boasts a selection of bedrooms and sizes, all with thoughtfully designed living spaces, perfect for modern families. Aston is renowned for its picturesque village atmosphere, offering a delightful blend of village and country lifestyle. Residents can enjoy the tranquillity of rural living while being conveniently located near essential amenities and transport links. These new build homes are not just a property; it is a lifestyle choice, ideal for those seeking a peaceful yet vibrant community. With a selection of styles and bedroom configurations available, this home can be tailored to suit your personal preferences. Whether you are a growing family or looking to downsize, these properties offers the perfect canvas to create your dream homes. Do not miss the chance to secure these brand new residences in one of the most sought-after locations. Embrace the opportunity to live in a beautifully crafted home that combines modern living with the charm of village life.



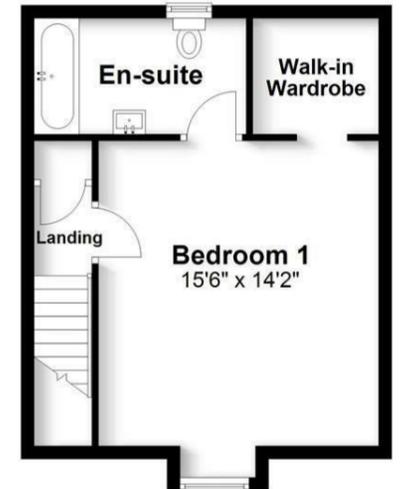
Ground Floor
Approx. 550.1 sq. feet



First Floor
Approx. 548.6 sq. feet



Second Floor
Approx. 384.9 sq. feet



Total area: approx. 1483.7 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



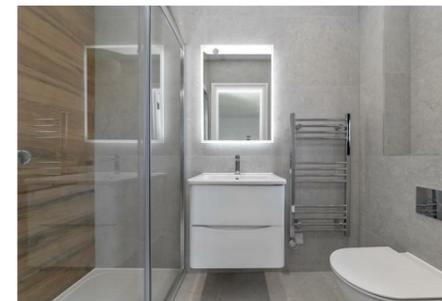
Why Cassidy & Tate

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

- Stamp Duty Incentives
- The Rose Gardens
- High Speciation
- Chain Free
- Selection Of Six Houses
- 10 Year Warranty
- Move In Now
- Gated Development

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	



