

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. 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.

CAMBRIDGE ROAD

ST. ALBANS

AL1 5LQ

Guide Price £785,000





Cassidy&Tate

*Specialists in
Bespoke Properties*

- Brand New Home
- Semi-Detached
- Three Bedrooms
- Available Now
- 10 Year Warranty
- Private Parking
- Three Bathrooms
- 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	85	85
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	84	84
EU Directive 2002/91/EC		





Cassidy&Tate

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.

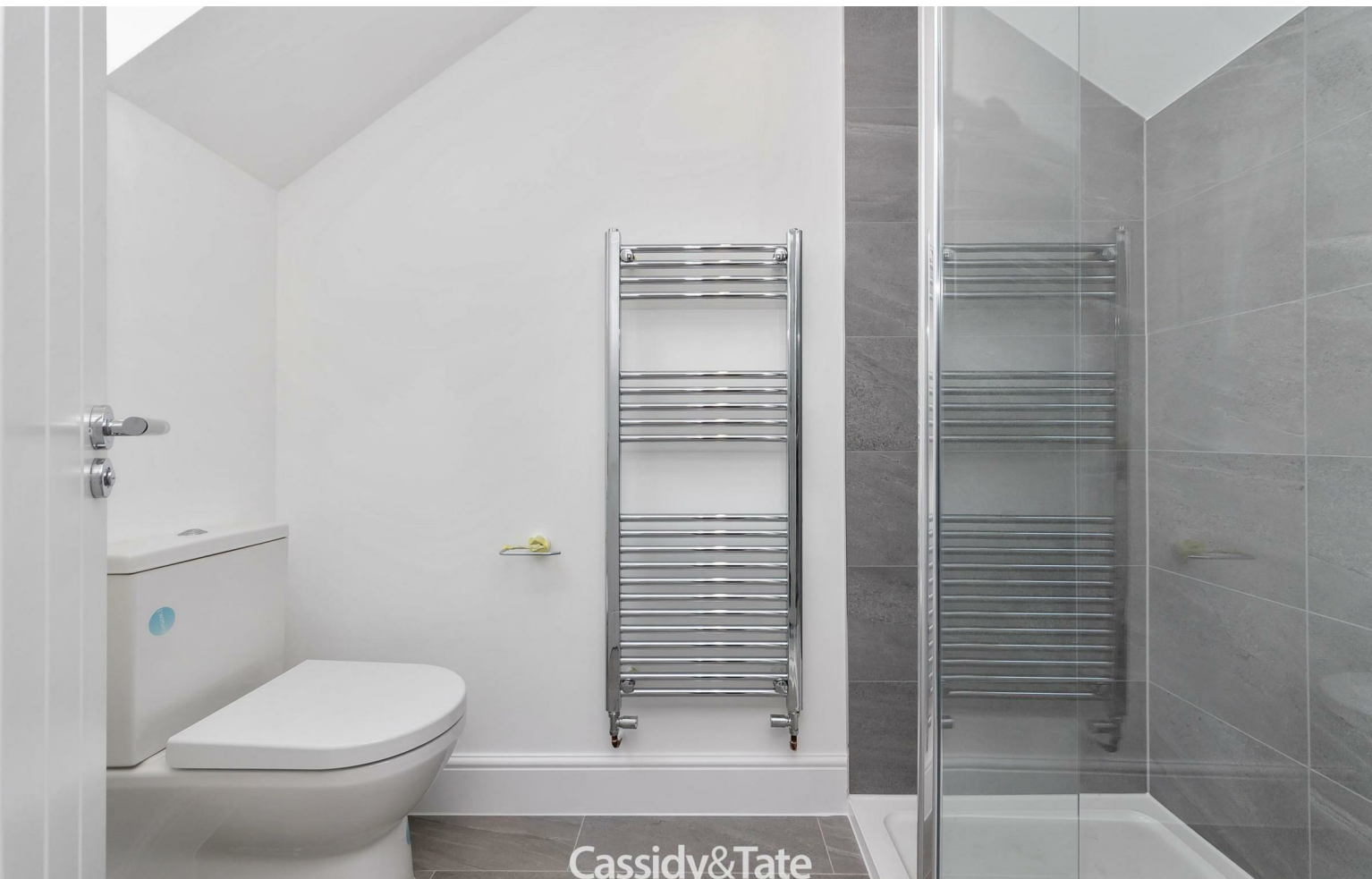
We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or 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



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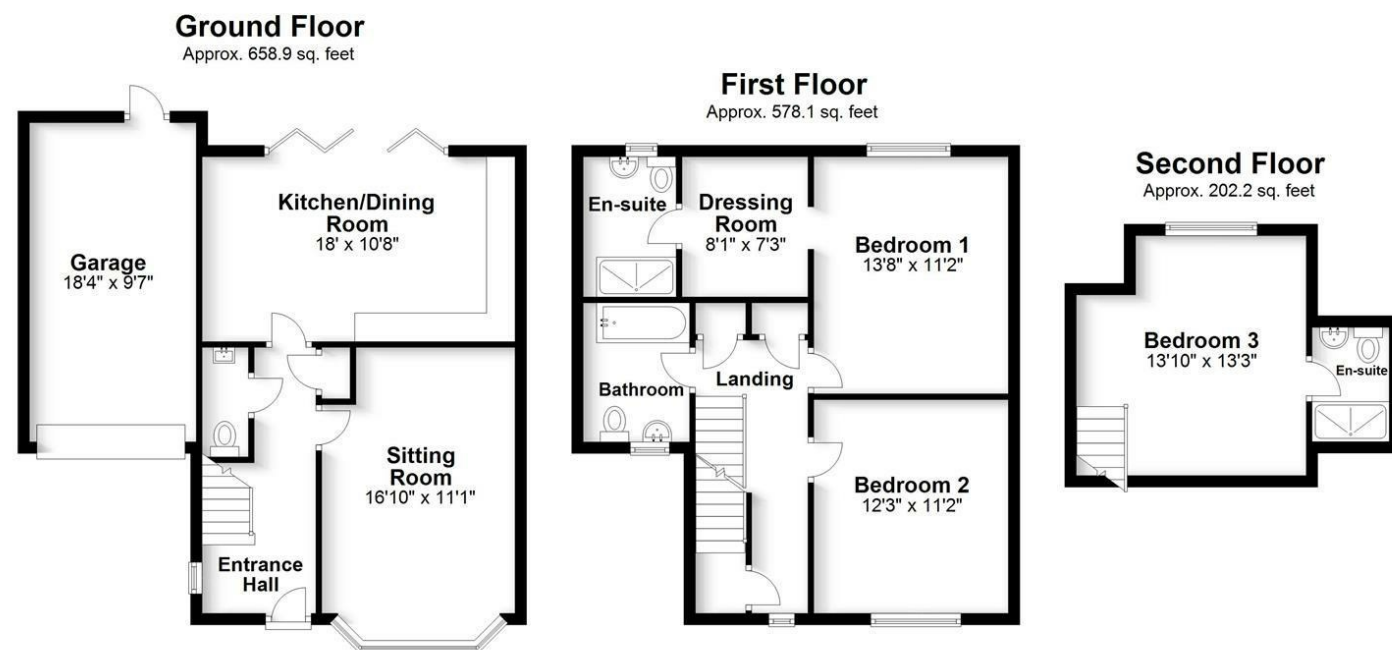
Cassidy&Tate

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Total area: approx. 1439.1 sq. feet

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

Plan produced using PlanUp.



Award Winning Agency