



## All The Ingredients Needed For A Fabulous Lifestyle

A desirable development by Hornbeam Homes Ltd Verside is a collection of eight, two bedroom, contemporary homes all offering their own unique features as well as Kutchenhaus German kitchens, integrated appliances, underfloor heating to the ground floor, oversized fire doors, porcelain tiles, super fibre optic broadband and alarms. Externally each property benefits from its own parking space. There will also be four parking bays for visitors, and some electric charging points. The properties are positioned in a private location just off the main road and approximately a 15 minute walk to the train station with its fast train services into London.

Plot 7 - Measuring approximately 800sq ft - Accommodation briefly comprises of an open porch, entrance hall, living room, kitchen/dining room, cloakroom, two double bedrooms, en-suite to bedroom one, family bathroom, and a fully boarded loft space.

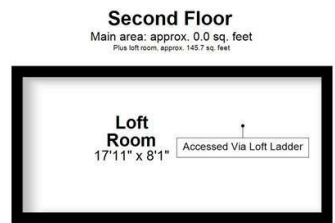
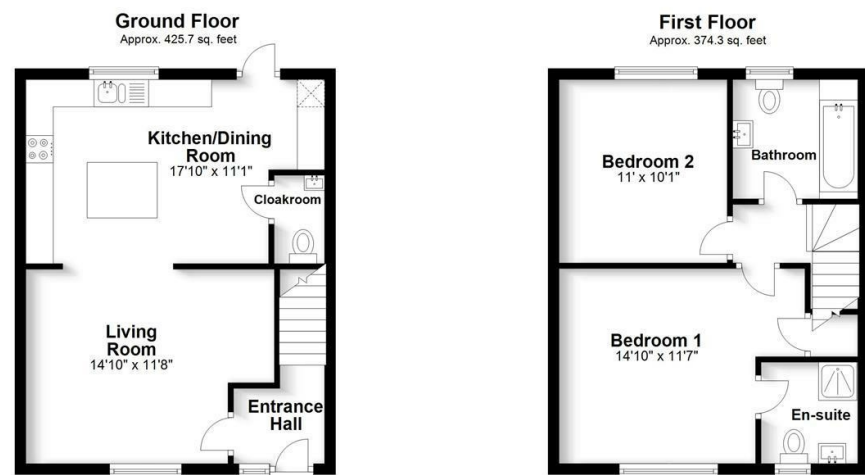
FROGMORE

ST. ALBANS

AL2 2FP

Guide Price £500,000





Main area: Approx. 74.3 sq. metres (800.0 sq. feet)  
Plus loft room, approx. 13.5 sq. metres (145.7 sq. feet)

Produced for Cassidy & Tate Estate Agents  
For guidance purposes only. Not to scale.  
Area includes Garage and Garden Store  
Plan produced using PlanUp.

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## Specialists in Bespoke Properties

- New Homes
- Two En-Suites
- Electric Charging Points
- Village Location
- Selection of 8 Units
- Allocated Parking
- High Spec Units
- Launching Summer 22

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>	85	
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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Award Winning Agency