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Award Winning Agency

Cassidy & Tate
Your Local Experts



SANDPIT LANE

ST. ALBANS

AL4 0BU

Price Guide £1,325,000

EPC Rating: Council Tax Band: New Build

SANDPIT MEWS

All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate's Land & New Homes department are delighted to present Sandpit Lane, St Albans – an exclusive development of two exceptional new-build detached homes, perfectly combining modern living with elegant design. Extending to approximately 2,350 sq ft, each property offers beautifully arranged accommodation including four spacious bedrooms and three stylish bathrooms, creating an ideal home for family living. Built by the highly regarded Queenswood Homes, these impressive properties showcase superb craftsmanship and contemporary finishes throughout. The homes feature three versatile reception rooms, providing excellent space for both everyday living and entertaining. At the heart of the property is a stunning open-plan kitchen, living and dining area, designed to create a bright and sociable environment with a seamless flow between spaces. Situated within the highly desirable Marshalswick area, the homes benefit from a superb location close to local amenities, nearby parks and within walking distance of the highly sought-after Sandringham School, making them perfectly suited to family life. Offered off-plan, with completion anticipated in late 2026, buyers have the exciting opportunity to personalise aspects of their new home to suit their own tastes and preferences. For added peace of mind, the properties are also covered by a 10-year new home warranty. Combining generous living space, high-quality construction and a prime St Albans location, these homes represent a rare opportunity within the local market.

Queenswood HOMES

Cassidy & Tate Land & New Homes

Coming Soon



Total area: approx. 2308.9 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.

www.cassidyandtate.co.uk

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.

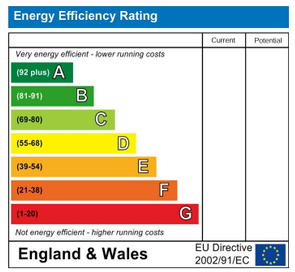
We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or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

- Two Brand New Detached Houses
- Three Reception Rooms
- Off Street Parking
- Built By Queenswood Homes
- Walking To Sandringham School
- Four Double Bedrooms
- Chain Free
- 10 Year New Build Warranty
- Over 2,350 Square Feet
- Three Bathrooms



The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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