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

THE OAKS
ST ALBANS

PROPERTY SPEC SHEET

GENERAL FEATURES
High performance timber sash windows.
Oak panelled or glazed internal doors, with stainless steel furniture.
Matt paint finish to walls and eggshell paint finish to woodwork.
Underfloor heating throughout ground floor with individual room thermostats.
Radiators with thermostatic radiator valves to bedrooms.
Mechanical heat recovery ventilation.
Air source heat pump heating and hot water system.
LED down lighting system. TV and Master BT point.
Fully fitted alarm system. Airtight modern construction.
Increased levels of thermal performance. External feature lighting.
Private parking.Fully landscaped gardens.
'B' EPC rating. Full ICW 10 year warranty.

Cassidy & Tate

Award Winning Agency

Cassidy & Tate
Your Local Experts



PROSPECT ROAD

ST. ALBANS

AL1 2AX

Price Guide £1,300,000

EPC Rating: Council Tax Band:



All The Ingredients Needed For A Fabulous Lifestyle

Last Unit Remaining...The Oaks (Prospect Road), St. Albans. This stunning new build development offers a perfect blend of modern living and convenience. Constructed by the esteemed Netherdown Homes in 2025-2026, these detached houses are part of an exclusive selection of four new homes, each designed with meticulous attention to detail. Boasting four spacious double bedrooms, these residences are ideal for families or those seeking extra space. The three well-appointed bathrooms ensure that morning routines are a breeze, providing both comfort and privacy. The property features a front living room plus the open plan kitchen dining room opening onto the rear garden, perfect for entertaining guests or enjoying quiet evenings with families. One of the many standout features of these homes is the private off-street parking, accommodating up to two cars per plot, which is a rare find in such a central location. These properties are conveniently situated within walking distance to the vibrant city centre and the train station, making it an excellent choice for commuters and those who appreciate easy access to local amenities. With its contemporary design and prime location, these detached houses at The Oaks is a remarkable opportunity for anyone looking to settle in St. Albans. Whether you are a growing family or simply seeking a stylish new home, these properties are sure to impress. Don't miss the chance to make these exquisite houses your new home.









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



THE OAKS
- ST ALBANS -

THE OAKS
ST ALBANS

PROPERTY SPEC SHEET

KITCHEN
Bespoke, handcrafted kitchens using quality wood and paint finish.
Quartz worktops and up-stands with Blanco satin polish 1.5 bowl sink and chrome mixers.
Appliances including Siemens (or similar) integrated fridge/freezer, dishwasher, combination oven / microwave, single oven and flex induction hob.

FAMILY BATHROOMS & EN SUITES
Ideal standard or similar sanitary ware with suspended WC pans and hideaway cisterns.
Hansgrohe or similar chrome taps and bath fillers.
Hansgrohe or similar thermostatic shower fittings.
Full height tiling to shower and bath areas.
Vanity units and illuminated mirrors.
Electric underfloor heating.
Chrome towel rails.

Cassidy & Tate

Why Cassidy & Tate

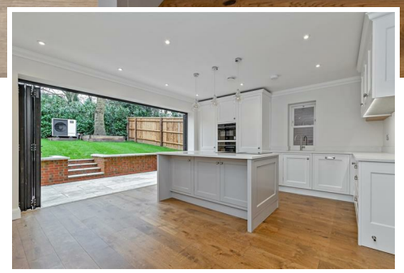
Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to 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



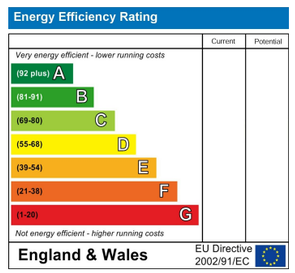






Specialists in Bespoke Properties

- Brand New Development
- Four Double Bedrooms
- Parking For 2 Cars Each
- Walk To City & Station
- Selection Of 4 Detached Houses
- Three Bathrooms
- Private Enclosed Gardens
- Buy Off Plan Now & Reserve



The Property Ombudsman

APPROVED CODE
TRADINGSTANDARDS.UK

www.cassidyandtate.co.uk









www.cassidyandtate.co.uk