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 & Tate
 Your Local Experts



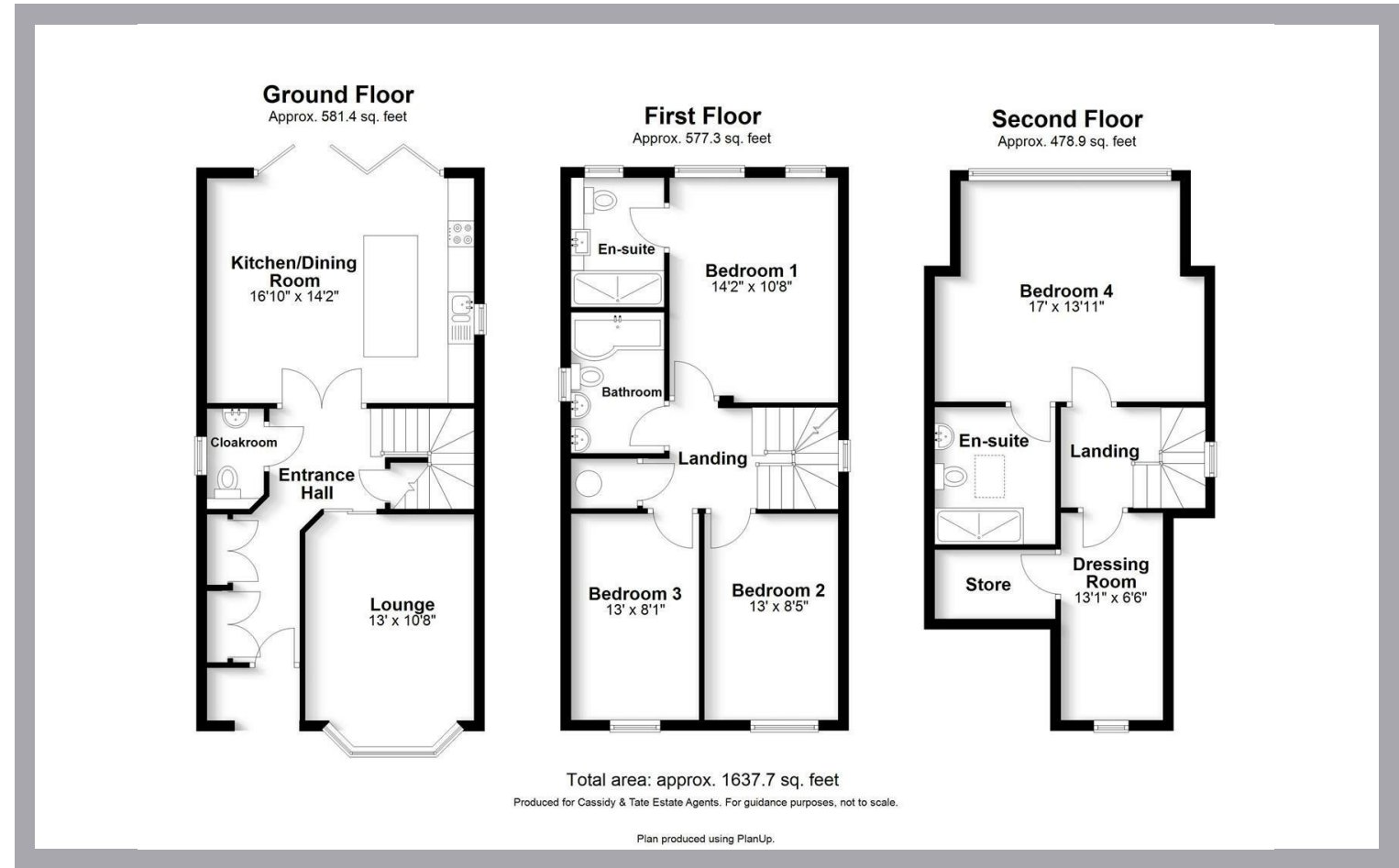
Award Winning Agency



www.cassidyandtate.co.uk

PROSPECT ROAD
 ST. ALBANS
 AL1 2AX

Price Guide £1,300,000



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.

All The Ingredients Needed For A Fabulous Lifestyle

COMING SOON.....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.



THE OAKS
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.

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THE OAKS
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 10 year warranty.

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NETHERDOWN
Distinctive new homes since 1977



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

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	

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	EU Directive 2002/91/EC	