



4 bedrooms



3 bathrooms



2 receptions



EPC Band B

Freehold



**50% NOW RESERVED! BIRCH TREE GARDENS** - An exclusive collection of four homes. Secure your spot in St. Albans' most intimate new development with these exceptional detached homes.

### Description

50% NOW RESERVED - Secure one of just four exceptional detached homes at Birch Tree Gardens, St. Albans' most intimate new development. Unlike large-scale estates, Birch Tree Gardens offers exclusivity by design. Crafted by Crossan Homes, these four unique residences ensure personal attention and unmatched quality. Each home maximises space and light with four spacious double bedrooms and three elegant bathrooms. The heart of the home is the expansive open-plan kitchen, living, and dining area, ideal for modern family life yet maintaining an intimate feel. Key Features: • Exclusive Boutique Development - 4 Distinctive Homes • Prime St. Albans Location - Walking Distance to St Albans Girls School • Ready Summer 2025 - Immediate Availability • Spacious Family Living - 4 Bedrooms, 3 Bathrooms • Modern Open-Plan Design - 1,280-1,462 sq ft • 10-Year New Build Warranty - Complete Peace of Mind • Chain Free Purchase - Seamless Transaction • Off-Street Parking + EV Charging - Convenience Guaranteed • Air Source Heat Pump - Eco-Friendly and Cost-Effective Why Choose Birch Tree Gardens? ☑Intimate Community - Know your neighbours ☑Premium Specification - High-end finishes throughout ☑Strong Investment - Limited Supply Ensures Value ☑Move-In Ready - Enjoy Your New Home Summer 2025 With limited availability, early viewing is essential to avoid disappointment. N.B. Planning was granted as 3 bedroom with a study.

### Location

#### Buyers Information

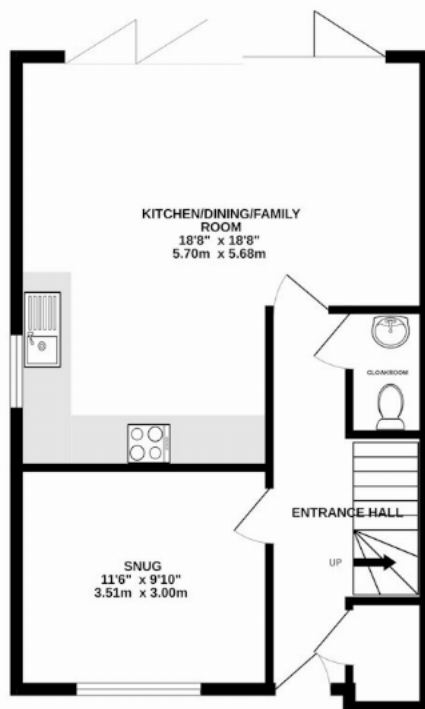
In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.



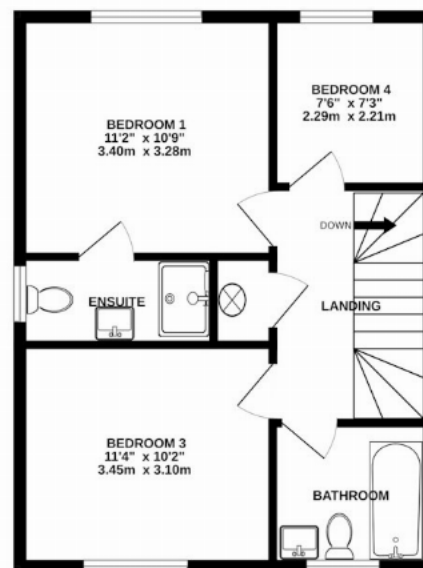




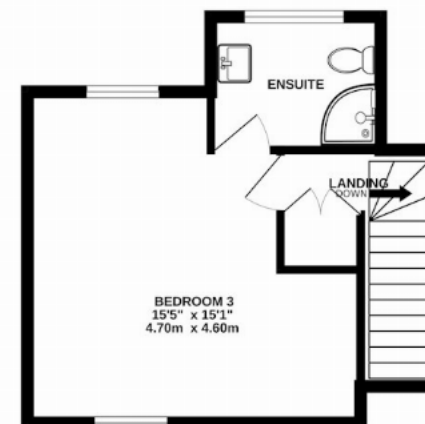
GROUND FLOOR  
542 sq.ft. (50.4 sq.m.) approx.



1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



2ND FLOOR  
290 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 1280 sq.ft. (118.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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