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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency

[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)



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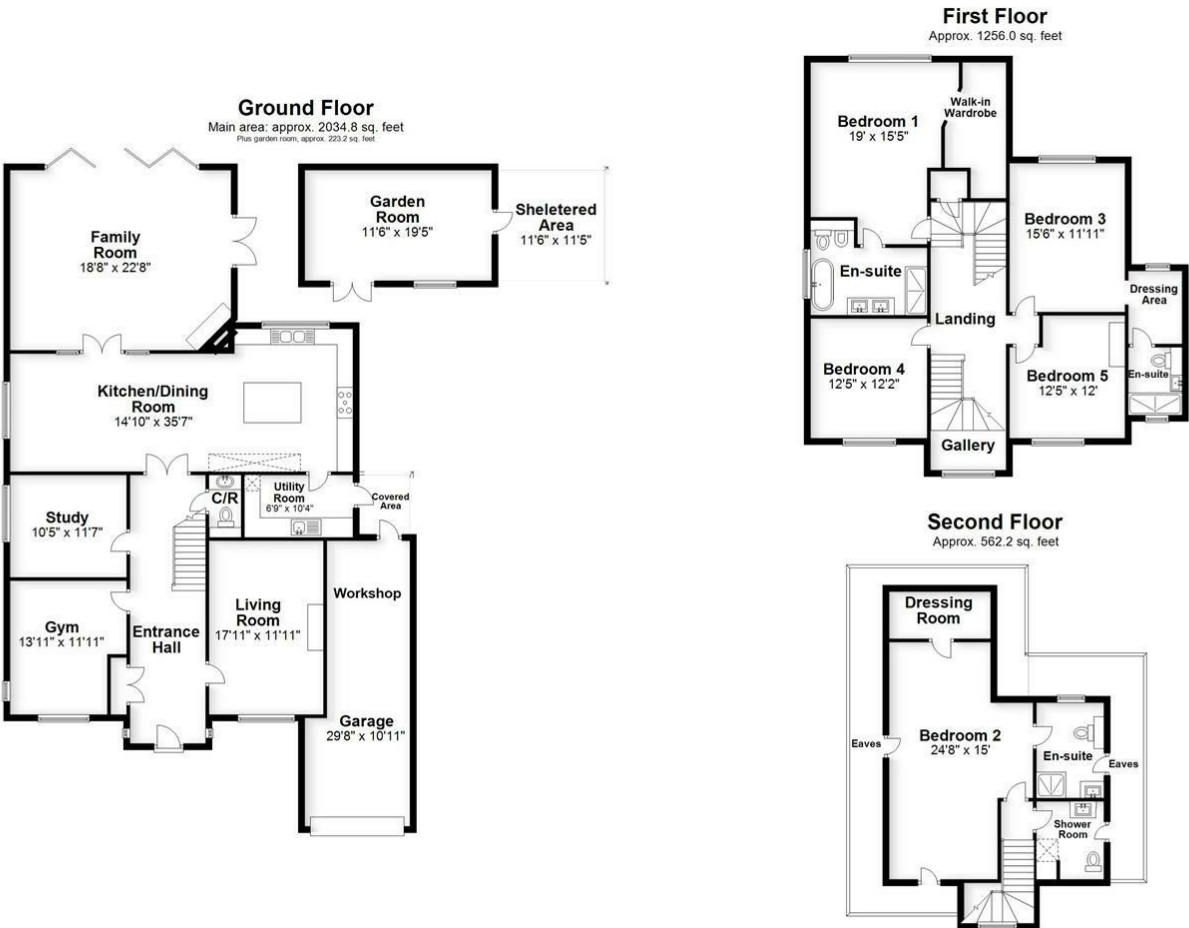
Price Guide £2,500,000





# All The Ingredients Needed For A Fabulous Lifestyle

Gracefully sitting on a substantial plot, and boasting a prized location, is this striking, double fronted, Edwardian-inspired residence of exceptional quality, measuring just shy of 4000 sq feet. Impeccably presented, the residence skilfully blends its classical historic features such as cornicing, architraves/plinth boards, tall skirting and open fireplaces with a magnificent contemporary extension exuding a stunning fusion of space, warmth and high quality fittings all set over three floors. upon entering, you are immediately struck by the grandeur of this home, its tranquil ambience and elegant charm, which is experienced throughout the house. The property boasts five double bedrooms, five reception rooms, a luxurious fitted kitchen with 'Kashmir White' granite work tops, and four bathrooms. Externally, the generous sized rear garden with home office/workshop blends in beautifully with the natural features of the home. While to the front the property shows a shingled driveway offering private and secure parking for several cars plus the garage with workshop. This property is also offering the benefit of being in a completed chain above.



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.



# 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

- Detached Property
- 4 Bathrooms
- Split Over Three Levels
- Large Family Garden
- 5 Double Bedrooms
- 5 Reception Rooms
- Quality Refurbishment
- Garage & Workshop

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	73	78
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	1	1
EU Directive 2002/91/EC		



