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BEECH ROAD  
ST. ALBANS  
AL3 5AP

Guide Price £835,000

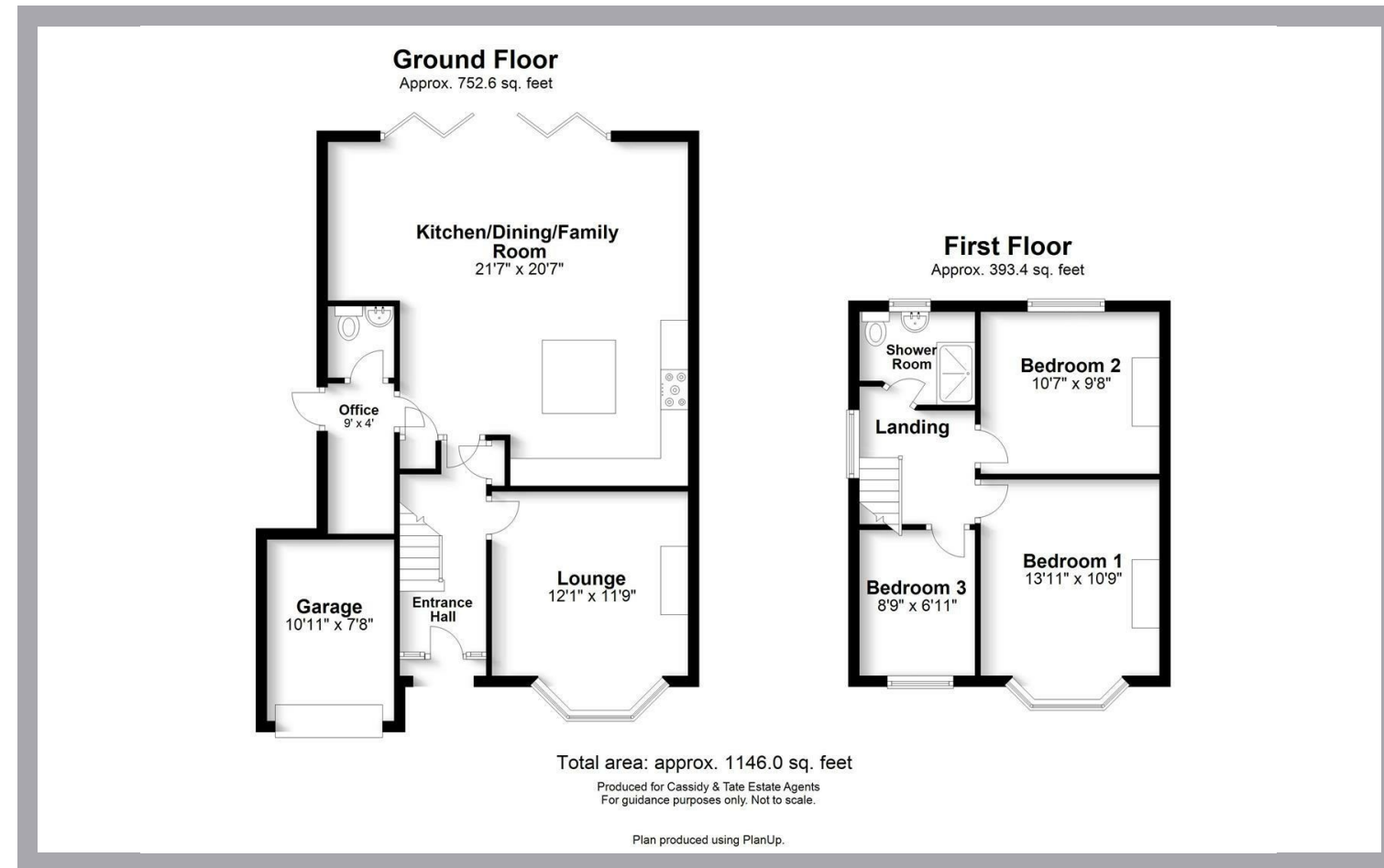
EPC Rating: D Council Tax Band: E



Cassidy&Tate

# All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are pleased to present this extended three bedroom, 1930's semi detached home that has been thoughtfully designed to provide all the essential necessities for today's modern family living. The property features an open-plan kitchen/family/dining room. The additional lounge allows for separate living. Upstairs the family bathroom serves the three bedrooms, Outside the property is complemented by a large well tended garden with a home office to the rear. The front garden provides off road parking and a garage. Beech Road is situated within the catchment of highly regarded local schools and remains only a short distance from St. Albans city centre and the mainline railway station.



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.



*Specialists in Bespoke Properties*

- Three Bedrooms
- Potential To Extend STPP
- Cloakroom
- School Catchment Area
- Open-Plan Living
- CHAIN FREE
- Close To Shops
- Garage

| Energy Efficiency Rating                    | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 60                      | 61        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

