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Cassidy  
&Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

BEVERLEY GARDENS

ST ALBANS

AL4 9BJ

Guide Price £575,000

EPC Rating: G Council Tax Band: E



# All The Ingredients Needed For A Fabulous Lifestyle

Set in a lovely cul de sac position this is a delightful three bedroom, link detached property, situated close to excellent local schools. The property has been enhanced with a garage conversion to add an additional snug/family room. A tasteful decor is complemented by bright living accommodation including a dual aspect living/dining room, perfect for family or entertaining. Patio doors from the living area open out to a conservatory, overlooking a pretty, landscaped rear garden. A kitchen to the rear leads into a useful utility room and there is also a cloakroom. Similarly impressive is the first floor where the landing houses a large storage cupboard and leads to three well proportioned bedrooms two of which have built in wardrobes. There is also a shower room and access to a useful loft space. A driveway to the front of the property allows own driveway parking for two cars, which in turn leads to the garage. Beverley Gardens is situated in the popular Jersey Farm area of St. Albans with its own excellent selection of local shops which are just a short walk away and located moments away from open countryside. St. Albans city centre with its varied shopping and leisure facilities and the mainline railway station are only a short distance away.



Total area: approx. 104.5 sq. metres (1125.2 sq. feet)

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For guidance purposes only. Not to scale.  
Plan produced using PlanUp.

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# 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



Cassidy&Tate

## Specialists in Bespoke Properties

- Link Detached Property
- Conservatory
- Shower Room
- Off Street Parking
- Three Reception Rooms
- Three Bedrooms
- Cloakroom & Utility Room
- Located In Jersey Farm

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	





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