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Cassidy  
&Tate  
Your Local Experts



Award Winning Agency

BEECH ROAD  
ST. ALBANS  
AL3 5AN



Cassidy&Tate

## All The Ingredients Needed For A Fabulous Lifestyle

In a highly sought after area, this bright, spacious open-plan home perfectly meets the needs of todays modern family. Generous interior proportions, stylish modern finishes and immaculate presentation are immediately apparent throughout this four double bedroom 1930s semi detached house. A double storey extension to side and rear has transformed this lovely home to reveal a fabulous family haven, where large dimensions, a flawless design and quality fixtures and fittings combine for outstanding effect, catering for everyday living. To the ground floor are three reception rooms comprising a lounge, family room, open plan kitchen/breakfast and dining room, utility and shower room. Four double bedrooms, an en-suite to the master bedroom and a modern family bathroom are located on the second floor. A brick paved driveway to the front provides off road parking for several cars, and to the rear is a southerly facing, landscaped garden backing on to wonderful views of the parkland. The property is ideally located within the catchment of highly acclaimed schools, good local amenities and remains only a short distance from St Albans city centre and the mainline station to London.



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Total area: approx. 1835.1 sq. feet

Produced for Cassidy & Tate Estate Agents  
For guidance purposes only. Not to scale.

Plan produced using PlanUp.

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



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## Specialists in Bespoke Properties

- Extended To Side & Rear
- Three Reception Rooms
- Cloakroom & Utility Room
- Direct Access to Park
- Four Double Bedrooms
- Three Bath/Shower Rooms
- Fully Refurbished Throughout
- Landscaped Rear Garden

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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	71	69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



