

St Albans Office
10 High Street, St Albans
Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

Marshalswick Office
59 The Quadrant, St Albans,
Herts AL4 9RD
01727 832383
marshalswick@cassidyandtate.co.uk

Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

Knightsbridge Office
45 Pont Street, Knightsbridge
London SW1X 0BD
020 7629 9966
26@theknightsbridgeoffice.co.uk

Cassidy
&Tate
Your Local Experts

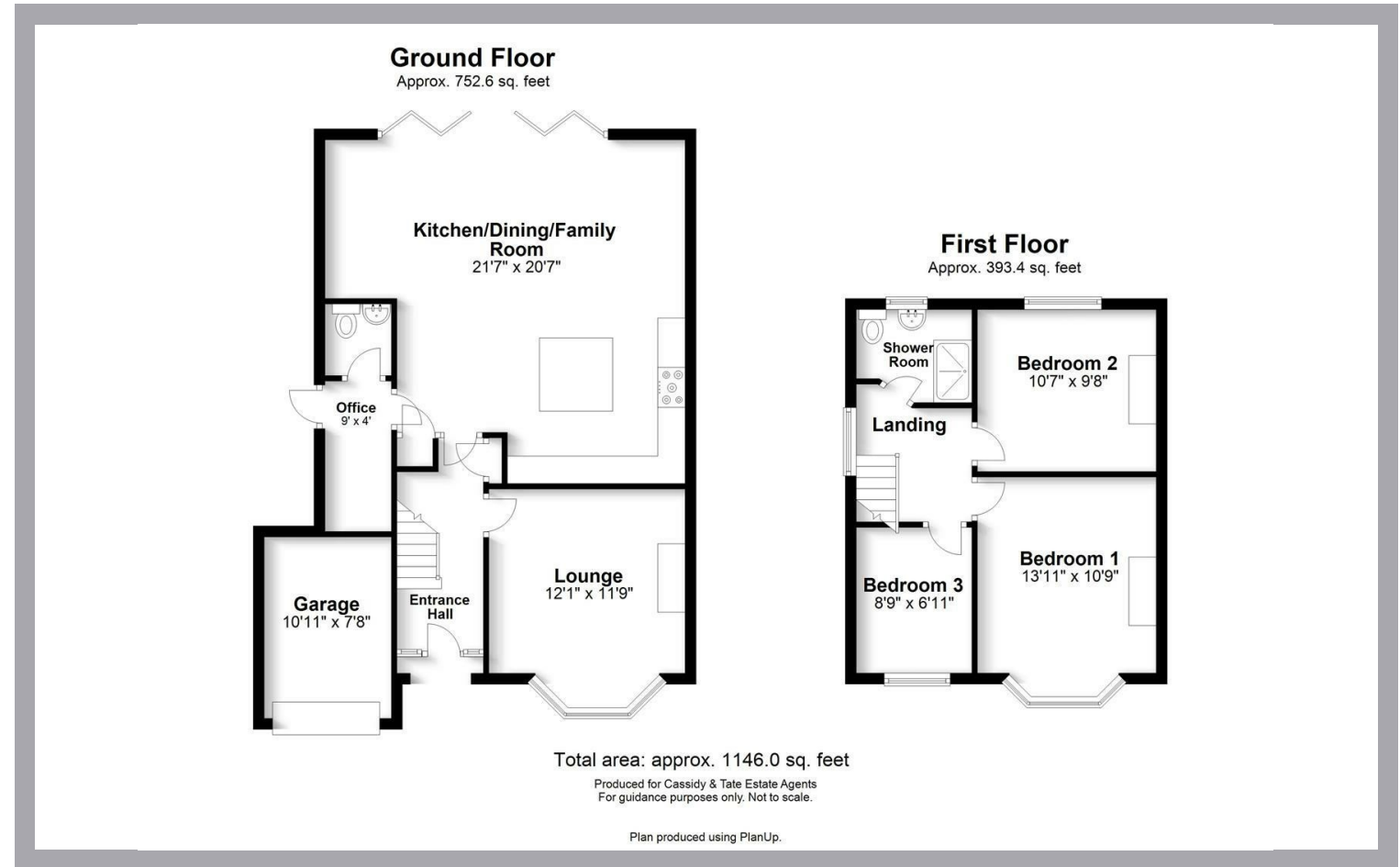


Award Winning Agency

BEECH ROAD
ST. ALBANS
AL3 5AP



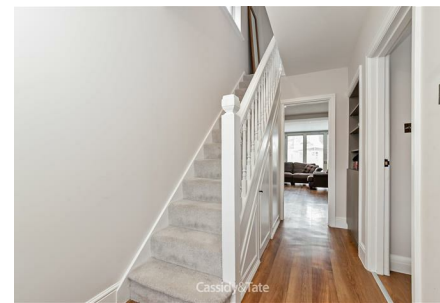
Cassidy&Tate



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.

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.



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) 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	60	61
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	60	61
EU Directive 2002/91/EC		

