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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



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

BEECH ROAD  
ST ALBANS  
AL3 5AT

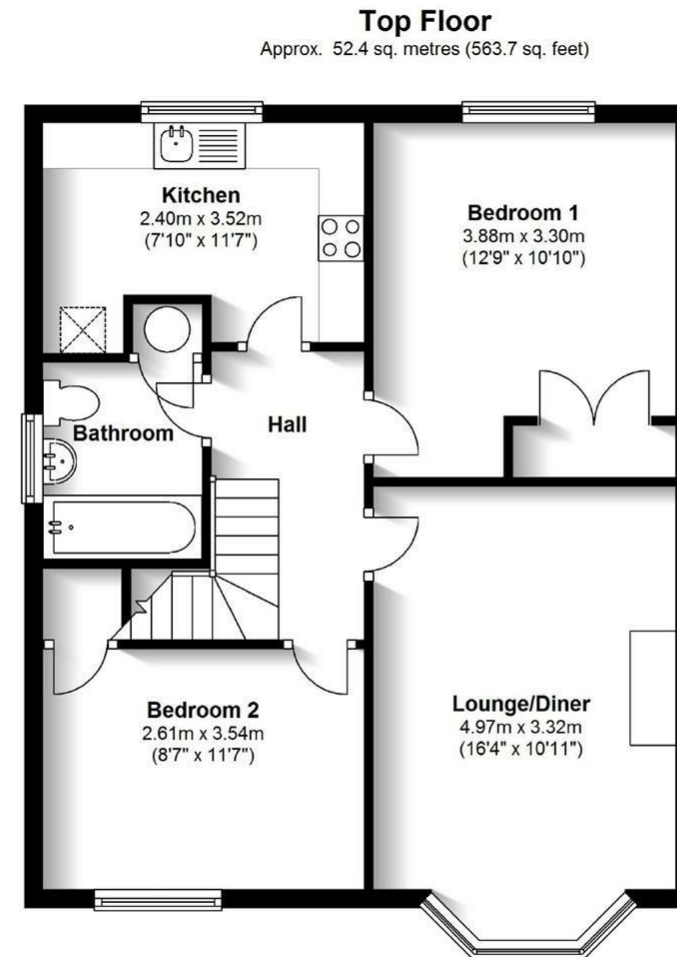
Guide Price £285,000

EPC Rating: G Council Tax Band: C



## All The Ingredients Needed For A Fabulous Lifestyle

Offered for sale with no onward chain is this well maintained, two bedroom, first floor maisonette situated in a popular road. The property offers spacious living spaces that are light and airy, including a well balanced lounge/diner with bay window, a fitted kitchen, two double bedrooms and a family sized bathroom. Further benefits include double glazing throughout, gas central heating, an enclosed rear garden and off road parking to the front of the property. Beech Road is situated within close proximity of highly acclaimed local schools, and good local amenities, including a 'Tesco' metro. St. Albans city centre with its extensive shopping and leisure facilities and the mainline railway station remain only a short distance away.



Total area: approx. 52.4 sq. metres (563.7 sq. feet)

Sketch layout only. This plan is not drawn to scale and is for identification purposes only.  
Plan produced using PlanUp.

# 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

- First Floor Maisonette
- Two Double Bedrooms
- Lounge/Diner
- Double Glazing & GCH
- Private Enclosed Garden
- Off Street Parking
- Close To Local facilities
- Chain Free

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	1	1
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



