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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

BEECHWOOD AVENUE  
ST. ALBANS  
AL1 4XU

Price Guide £1,250,000

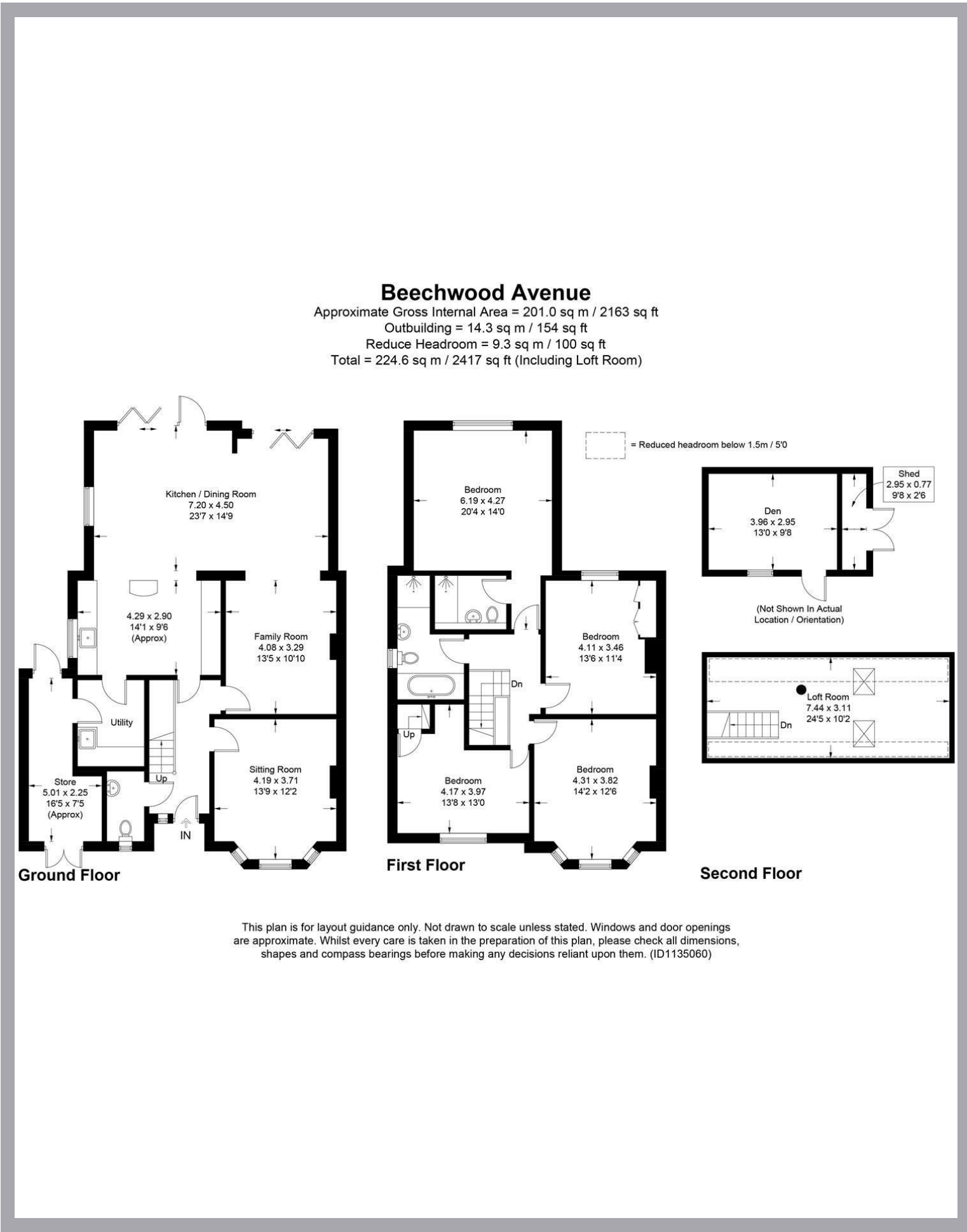
EPC Rating: D Council Tax Band: E





# All The Ingredients Needed For A Fabulous Lifestyle

An extended four bedroom semi detached family home situated in this popular location convenient for Beaumont school. The property features a stunning open plan kitchen/family room with underfloor heating and bi fold doors leading onto the mature, west facing rear garden. Further rooms on the ground floor include a separate living room with wood flooring, shower room and utility room with side access. On the first floor, there are four double bedrooms with a modern family bathroom and en suite facilities to the main bedroom. There is also a study area in the converted loft accessed via bedroom four. Outside, there is a large and private enclosed rear garden complete with detached summer house/ with power and light connected and patio area. To the front of the property is ample off road parking. Beechwood Avenue is located to the east of St Albans and the wide range of amenities in the city centre are within easy reach. The mainline station is less than a mile and half away, and there is an excellent range of local shops close by at The Quadrant, including Marks and Spencer. Proximity to highly regarded schools is undoubtedly an advantage of this location, with Beaumont Secondary and Oakwood Primary Schools both being a short walk away.





# Perfect Fusion of Location And Way of Living



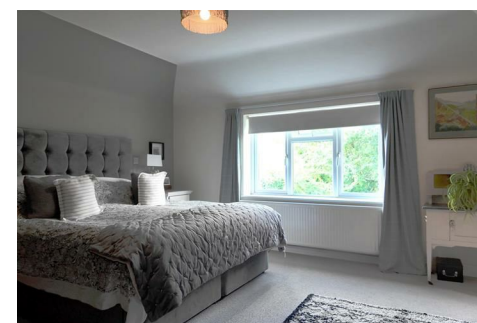
## Why Cassidy & Tate

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

- Four bedroom Family Home
- West Facing Rear Garden
- Open Plan Kitchen/Diner
- Converted Loft/Study
- Near Beaumont School
- Council Tax E £2,687
- En Suite To Main Bedroom
- EPC D

Free Online Valuation



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	66	80
EU Directive 2002/91/EC		



