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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

BEECH ROAD
ST ALBANS
AL3 5AU

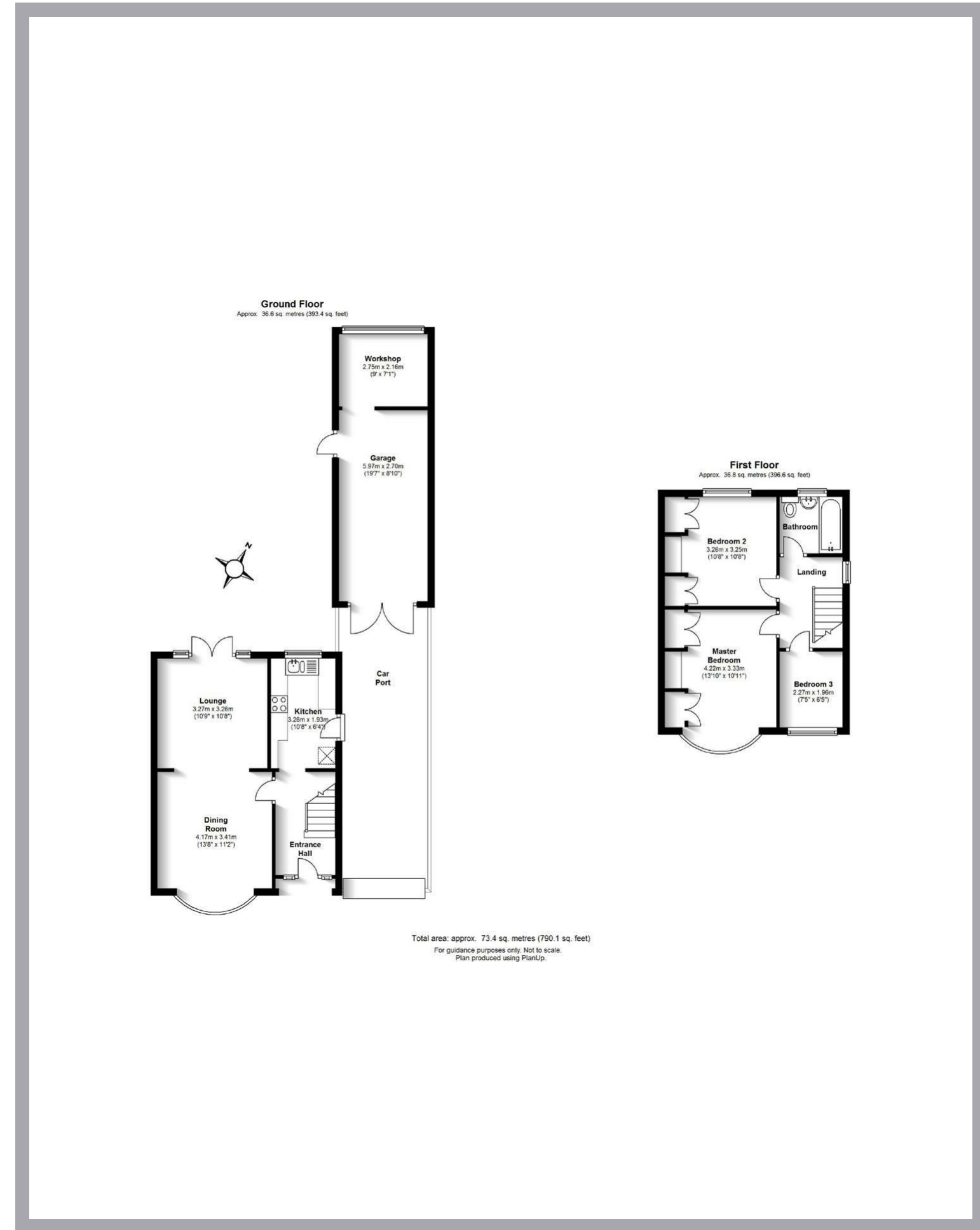
Guide Price £600,000

EPC Rating: G Council Tax Band: E



All The Ingredients Needed For A Fabulous Lifestyle

An exciting opportunity has become available to the market, a three bedroom semi detached property that not only has the potential to extend and create a home of your needs and requirements, subject to obtaining the relevant planning consents, but also situated in a most sought after location within the catchment of excellent local schools. As is the property features well proportioned living spaces plus a carport, garage and a useful workshop accessed via the garage. On the ground floor is a dining room with bay window to the front of the property which runs through to the lounge where patio doors overlook the garden, and a fitted kitchen. On the first floor is the family bathroom which serves the three good sized bedrooms. To the outside, is a well maintained approximately 100ft in length rear garden, and to the front a driveway providing off road parking. Beech Road is a sought after road, close to excellent schools and good local amenities.



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

- Three Bedroom Semi
- Family Bathroom
- Off
- Larger Family Garden
- Potential To Extend (s.t.p)
- Two Reception Rooms
- Garage
- Street Parking
- School Catchment Zone

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	



