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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

BEECH ROAD
ST ALBANS
AL3 5AU

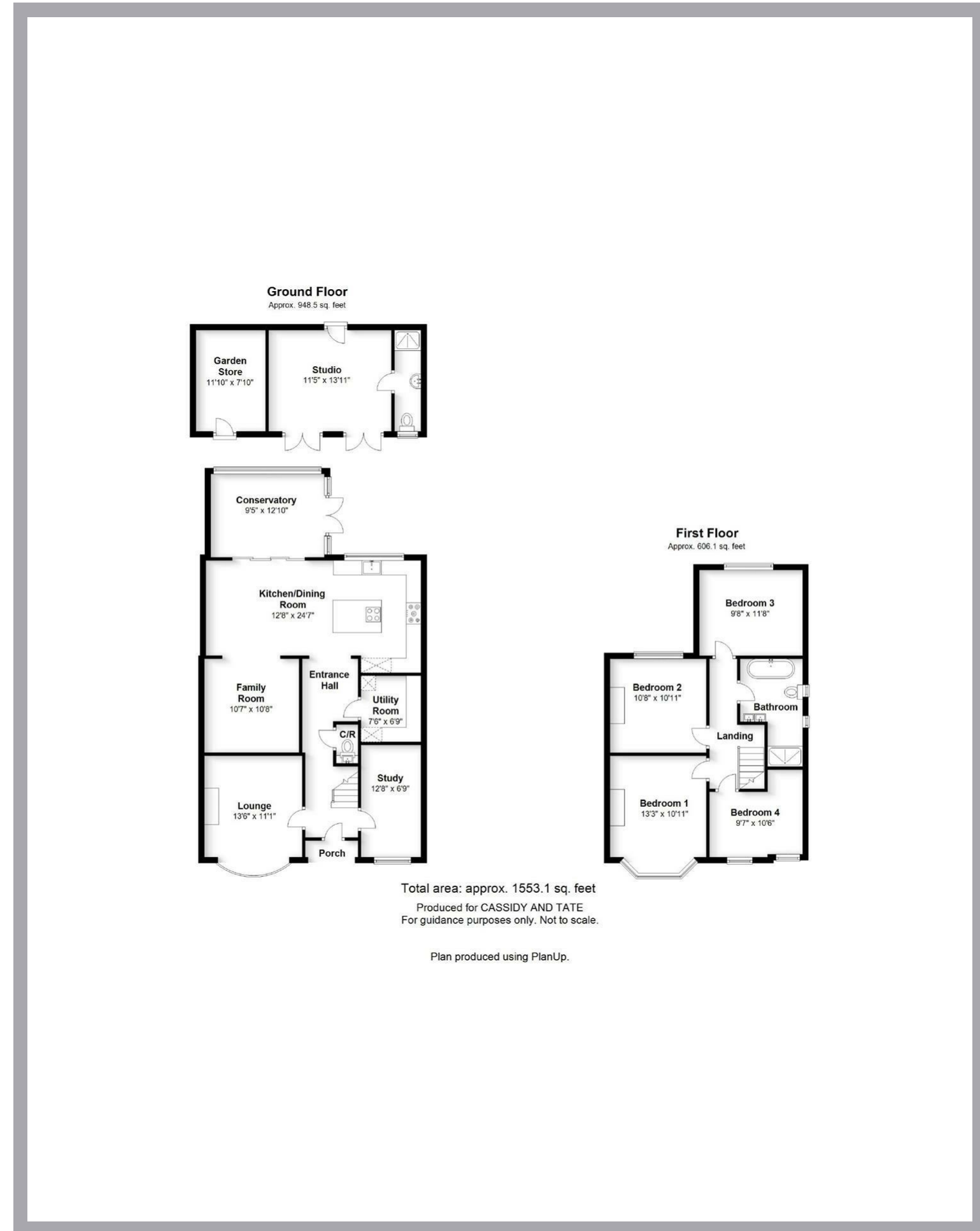
Price Guide £875,000

EPC Rating: C Council Tax Band: E



All The Ingredients Needed For A Fabulous Lifestyle

This bay fronted four double bedroom semi detached property entwines a well thought out floorplan with contemporary features, and a ground floor layout designed for living, providing all the essential necessities for today's modern family. Bright open plan accommodation to include a family room that flows and connects beautifully with the modern fitted kitchen/dining room. The lounge benefits from a bay window and feature contemporary fireplace whilst the dining area boasts bi-folding doors that allow the rear garden as a stunning outlook through the conservatory. Whilst not forgetting the study, cloakroom and the utility room that finishes off the ground floor. Upstairs the stylish family bathroom serves the four double bedrooms. Externally the property is further enhanced via a fabulous landscaped rear garden stocked with mature shrubs, the detached summer house with own wash facilities is the ideal get away location and a paved patio is perfect for outside entertaining. To the front of the property a driveway provides off road parking. The property is situated within the catchment for highly regarded schools. The City Centre and mainline station are a short distance away.



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

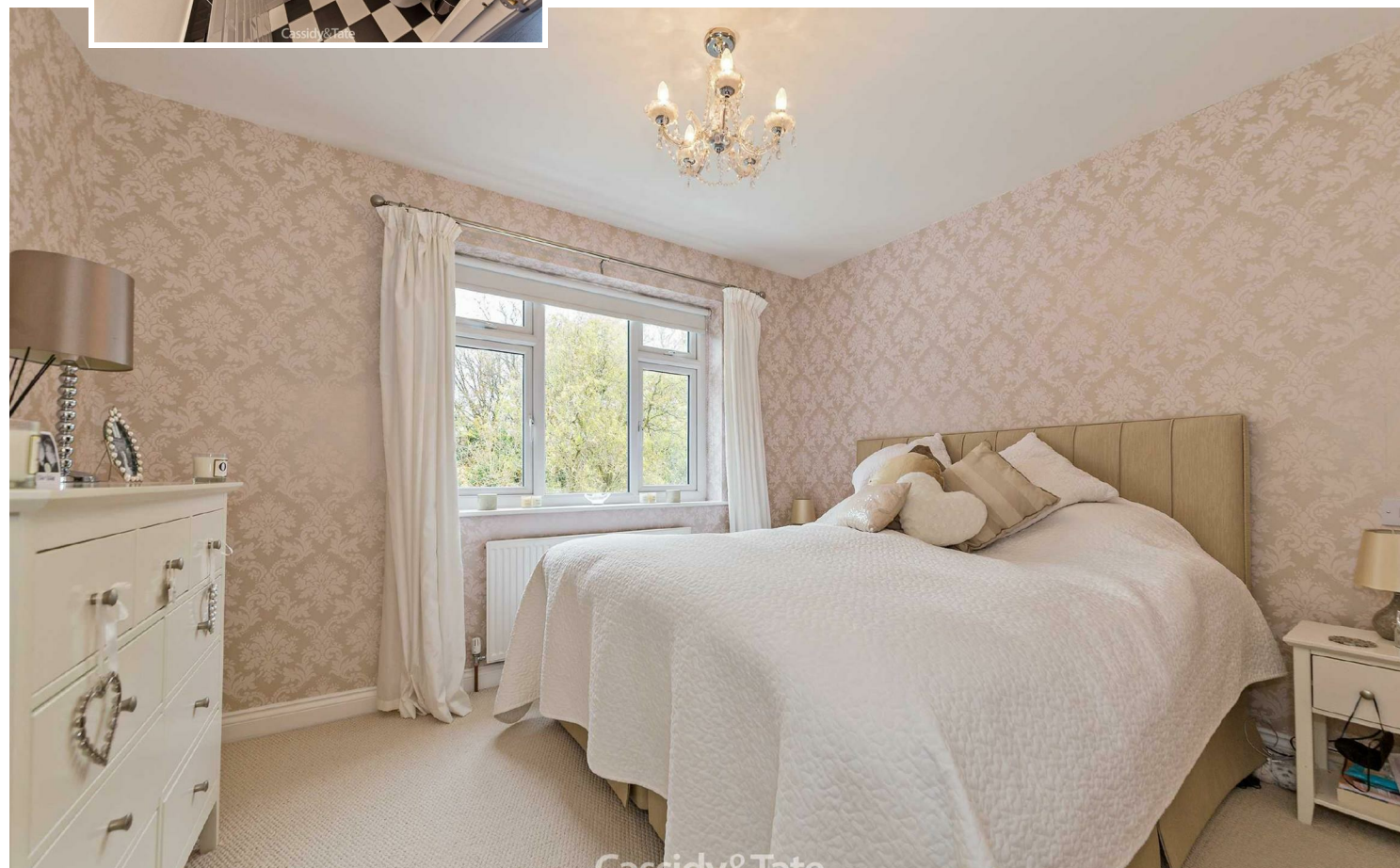
Why Cassidy & Tate

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



Cassidy & Tate

Specialists in Bespoke Properties

- Four Double Bedrooms
- Two Reception Rooms
- Fully Refurbished
- Utility Room & Cloakroom
- Luxury Family Bathroom
- Extended To Side & Rear
- Open Plan Living
- Detached Summer House

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		



