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Cassidy  
& Tate  
Your Local Experts



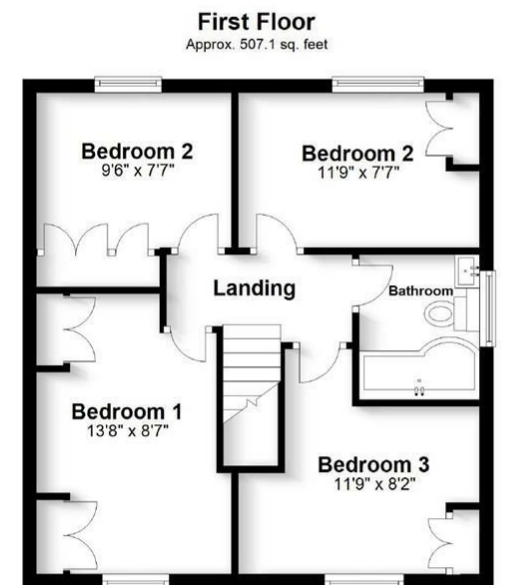
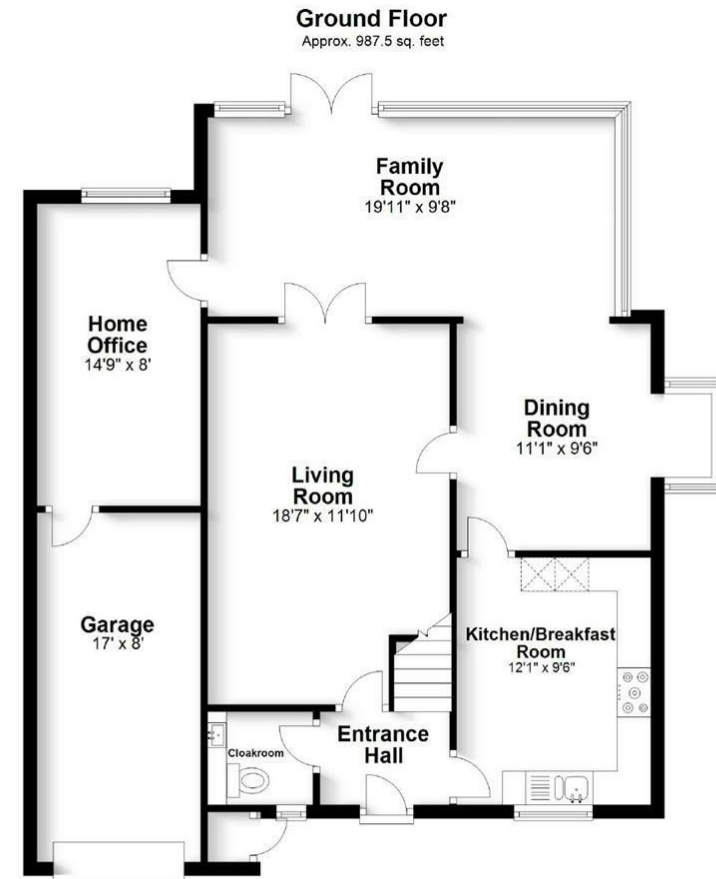
Award Winning Agency

BEVERLEY GARDENS  
ST. ALBANS  
AL4 9BJ



# All The Ingredients Needed For A Fabulous Lifestyle

Positioned on a corner plot, in a lovely cul-de-sac location, is this spacious four bedroom, detached family home, situated in the popular residential development of Jersey Farm and within the catchment of excellent schools. This well maintained home has been designed with families in mind. Practical and flexible living spaces offer comfort and versatility for all the family. Subject to obtaining the necessary planning consents, there is scope to make the property larger. Accommodation briefly comprises of an entrance hall, cloakroom, fitted kitchen, dining room, living room, study/office, summer room, four bedrooms and a family bathroom. Outside is a private and enclosed low maintenance rear garden which is mainly laid to lawn with patio area. To the front is a driveway providing off road parking which in turn leads to the garage. Beverley Gardens is located moments away from open countryside and good local amenities including a doctor and dentist surgeries and a 'Tesco' metro.



Total area: approx. 1494.5 sq. feet

Produced for Cassidy & Tate Estate Agents  
For guidance purposes only. Not to scale.

Plan produced using PlanUp.



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

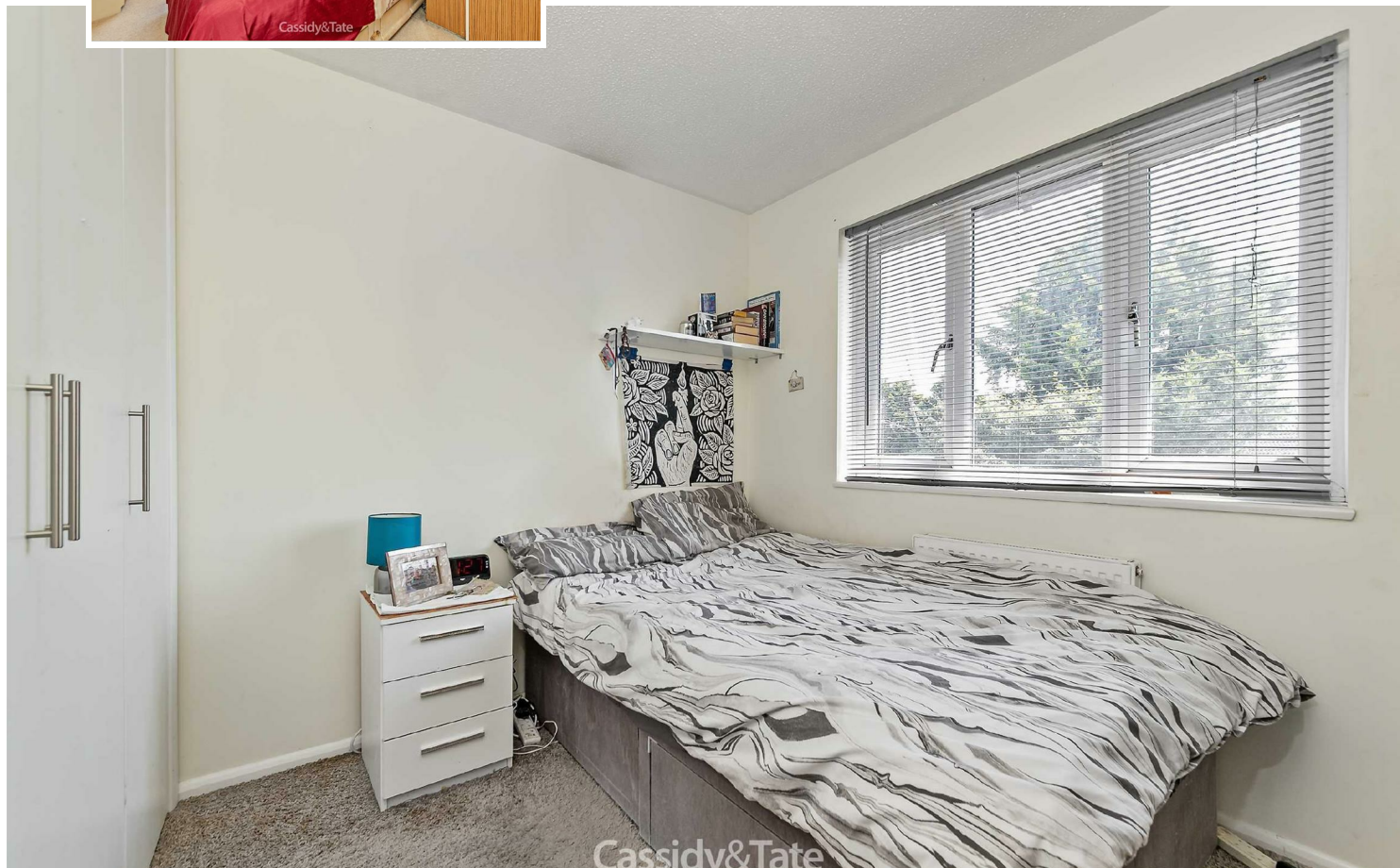
As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team 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

- Jersey Farm
- Detached
- Potential To Extend (stpp)
- Garage & Driveway
- Four Bedroom
- Cloakroom
- Corner Plot
- Close To Sandringham



Cassidy&Tate

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	
60	74
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
1	1
EU Directive 2002/91/EC	
England & Wales	

