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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

BEECH ROAD
ST ALBANS
AL3 5AN

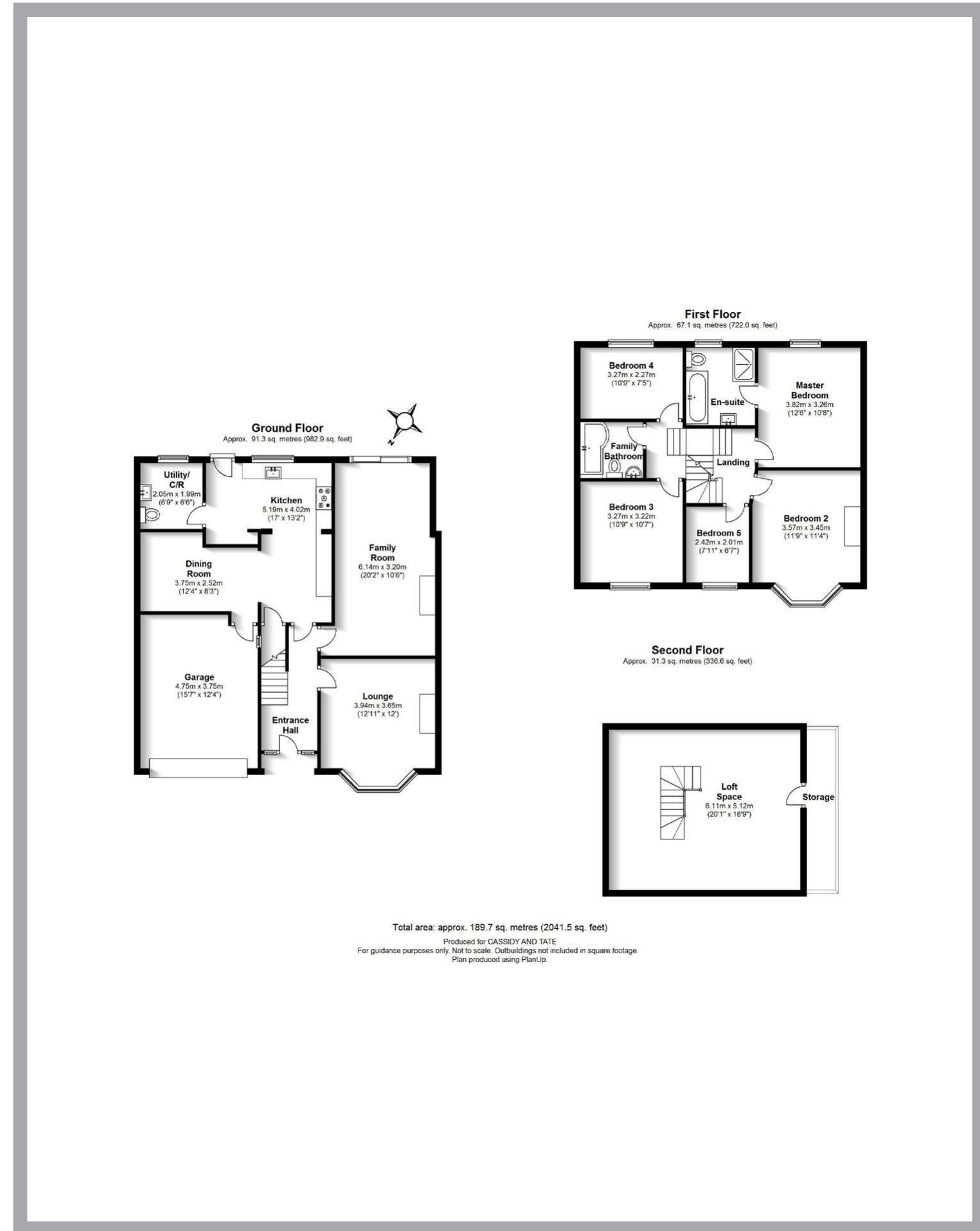
Offers In Excess Of £750,000

EPC Rating: G Council Tax Band: F



All The Ingredients Needed For A Fabulous Lifestyle

Presented to a lovely standard throughout, this extended five bedroom, 1930's semi detached home has been thoughtfully designed to provide all the essential necessities for today's modern family living. The current owners have managed to retain some of the property's character such as bay windows, picture rails and feature fireplaces and combine them with a contemporary atmosphere. The property features a country style kitchen/dining room where the family can come together. A family room and additional lounge allows for separate living. A utility/cloakroom completes the downstairs. Upstairs, an en-suite serves the master bedroom, a modern family bathroom serves the further four bedrooms, whilst a useful loft space can be found on the second floor. Outside the property is a complemented by a well tended garden, a block paved driveway providing off road parking and a garage. Beech Road is situated within the catchment of highly regarded local schools and remains only a short distance from St. Albans city centre and the mainline railway station.



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



Specialists in Bespoke Properties

- Good Location
- Close To City Centre
- Three Reception Rooms
- Block Paved Driveway
- Catchment of Good Schools
- Five Bedrooms
- En-Suite & Family Bathroom
- Garage

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		



