St Albans Office
10 High Street, St Albans
Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

Marshalswick Office
59 The Quadrant, St Albans,
Herts AL4 9RD
01727 832383
marshalswick@cassidyandtate.co.uk

Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

Cassidy & Tate
Your Local Experts





Award Winning Agency

www.cassidyandtate.co.uk

BEECH WAY

WHEATHAMPSTEAD

AL4 8LY

Guide Price £995,000

EPC Rating: D Council Tax Band: G



All The Ingredients Needed For A Fabulous Lifestyle

A large four bedroom detached family house with just over 2000 sqft. The property is set on a good sized plot within a peaceful cul-de-sac in the heart of Blackmore End. There is triple aspect living room to the front and a private rear garden. The layout could easily be reconfigured to create an open plan kitchen/diner with bi-folding doors overlooking the garden. Wheathampstead is a thriving village surrounded by rolling countryside yet close to all major communication links including the Thameslink railway station less than three miles away in Harpenden. There are three primary schools within the village. Katherine Warington senior school is less than three miles away. Mid Herts Golf Club and The Cross Keys pub are within walking distance.



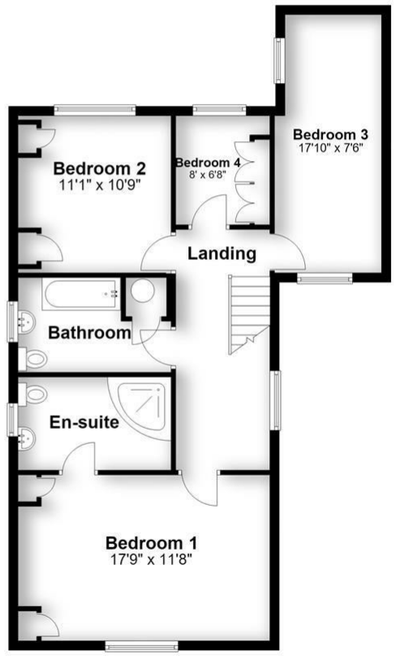




Ground Floor
Approx. 1213.9 sq. feet



First Floor
Approx. 788.6 sq. feet



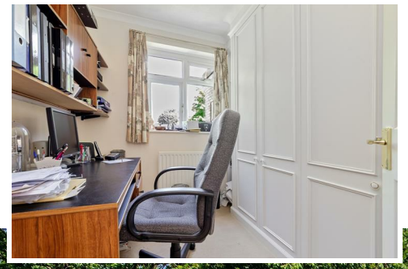
Total area: approx. 2002.5 sq. feet

Produced for Cassidy & Tate Estate Agents. For guidance purposes, 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



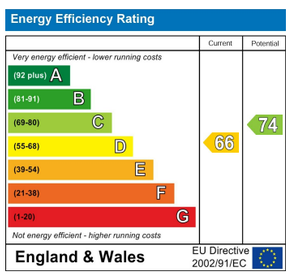






Specialists in Bespoke Properties

- Kitchen/Breakfast Room
- Cloakroom
- Dining Room
- Four Bedrooms
- Double Garage
- Utility Room
- Living Room
- Conservatory
- Two Bathrooms
- Front & Rear Gardens



The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

www.cassidyandtate.co.uk







