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Cassidy
& Tate
Your Local Experts



Award Winning Agency

www.cassidyandtate.co.uk



BEECH WAY
WHEATHAMPSTEAD
AL4 8LY

£995,000

EPC Rating: D Council Tax Band: G



All The Ingredients Needed For A Fabulous Lifestyle

Occupying a generous plot within a peaceful cul-de-sac in the heart of Blackmore End, this impressive four-bedroom detached residence offers over 2,000 sq ft of spacious and versatile accommodation, complemented by a private rear garden and an idyllic semi-rural setting.

The property offers beautifully proportioned living space, including a superb triple-aspect reception room filled with natural light. There is excellent potential to reconfigure the accommodation to create a spectacular open-plan kitchen, dining and family room, with bi-folding doors opening directly onto the garden, perfectly suited to modern family living and entertaining.

Surrounded by picturesque Hertfordshire countryside, Blackmore End enjoys a tranquil setting just moments from the thriving village of Wheathampstead, with its independent shops, cafés, traditional pubs and excellent local amenities. Harpenden's Thameslink railway station is less than three miles away, while Mid Herts Golf Club and The Cross Keys public house are within walking distance.

A wonderful opportunity to acquire a substantial family home with outstanding potential, combining countryside charm, generous accommodation and excellent connectivity



Total area: approx. 2003.6 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

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		
	66	74
EU Directive 2002/91/EC		
England & Wales		



