



All The Ingredients Needed For A Fabulous Lifestyle

Nestled on the charming Beech Road in St. Albans, this delightful house presents an exceptional opportunity for families seeking a spacious and inviting home. With four well-proportioned bedrooms, this property is perfect for those who value comfort and space. The house boasts three reception rooms, providing ample areas for relaxation, entertaining, or even a home office. The two bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household. One of the standout features of this property is the large garden, which offers a wonderful outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air during the warmer months. Situated within a desirable school catchment area, this home is ideal for families prioritising education. The property is chain free, allowing for a straightforward and efficient purchase process. In summary, this house on Beech Road is a fantastic opportunity for those looking to settle in a vibrant community, with ample space and a lovely garden to enjoy. Don't miss the chance to make this wonderful property your new home. * Some images have been digitally staged to showcase use of space*

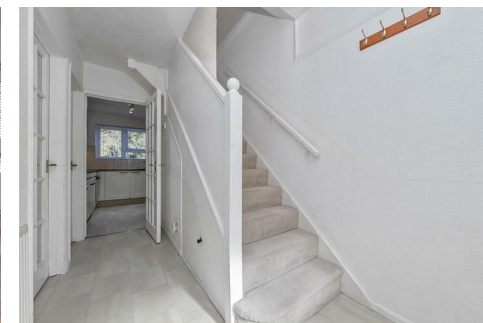
BEECH ROAD

ST. ALBANS

AL3 5AX

Guide Price £825,000

EPC Rating: C Council Tax Band:





Specialists in Bespoke Properties

- Chain Free
- Four Bedrooms
- Garage
- Entrance Hallway
- Large Garden
- Close To City Centre
- Option To Extend STPP
- EPC Rated C



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		
	70	85
England & Wales	EU Directive 2002/91/EC	

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





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

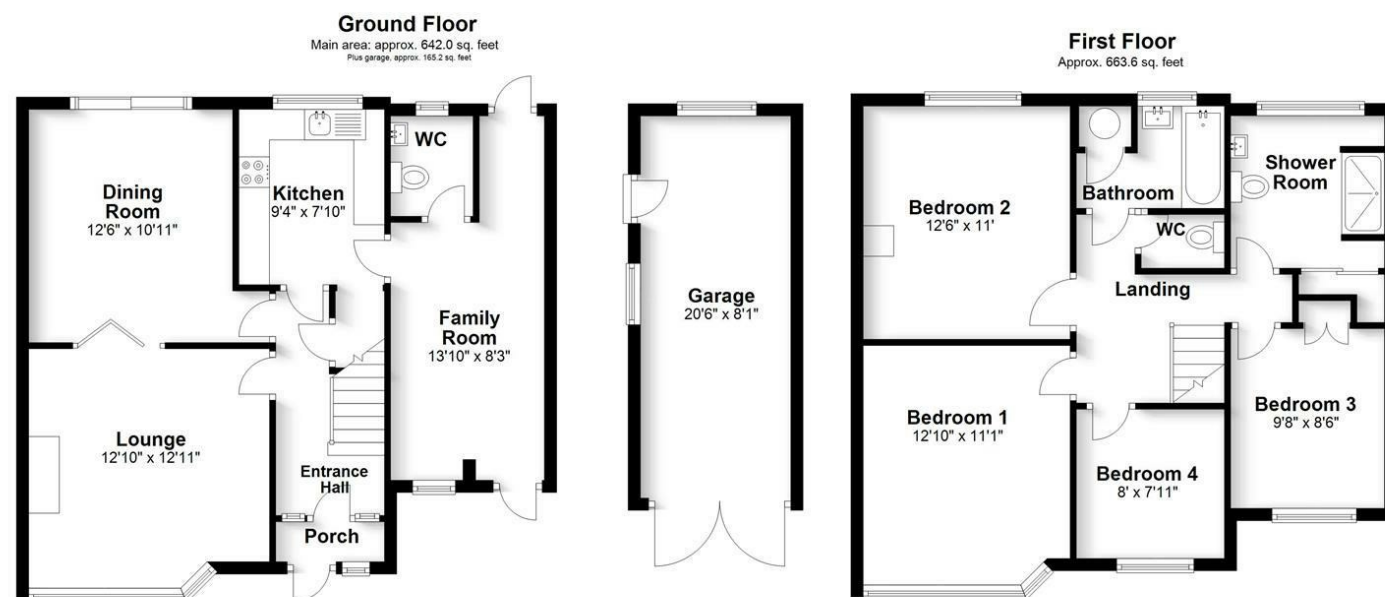
As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team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



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



Main area: Approx. 121.3 sq. metres (1305.7 sq. feet)
 Plus garage, approx. 15.3 sq. metres (165.2 sq. feet)

Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.

Plan produced using PlanUp.



Award Winning Agency

