

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

Knightsbridge Office  
45 Pont Street, Knightsbridge  
London SW1X 0BD  
020 7629 9966  
26@theknightsbridgeoffice.co.uk

Cassidy  
& Tate  
Your Local Experts

---



Award Winning Agency

EDMOND BEAUFORT DRIVE

ST ALBANS

AL3 5LA



## All The Ingredients Needed For A Fabulous Lifestyle

A superb location and a well thought out design makes this four bedroom end of terrace property an appealing purchase. The property has been cleverly extended to create a good sized home conducive to the busy family lifestyles. Spread over three floors the property comprises of an open plan living / dining room, a fitted kitchen, utility room and a cloakroom on the ground floor. The first floor features three of the four bedrooms and the family bathroom. The master bedroom plus an en-suite shower room can be found on the second floor. Externally the property enjoys a private and low maintenance rear garden, whilst to the front of the property there is off street parking which in turn leads to the garage. Edmond Beaufort Drive is in walking distance of the fabulous shopping and leisure facilities of the city centre where there is a twice weekly market, many eateries introducing cuisines from all of the world and lovely cosmopolitan bars. The property is also within the catchment of excellent secondary and primary schools. The mainline railway station is also within easy reach.



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

- Four Bedrooms
- Parking
- En-Suite To Master
- School Catchment Area
- Garage
- Open-Plan Kitchen
- Close To Town
- Utility Room

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		
<b>England &amp; Wales</b>	<b>67</b>	<b>67</b>
EU Directive 2002/91/EC		

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		
<b>England &amp; Wales</b>	<b>63</b>	<b>63</b>
EU Directive 2002/91/EC		

