

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

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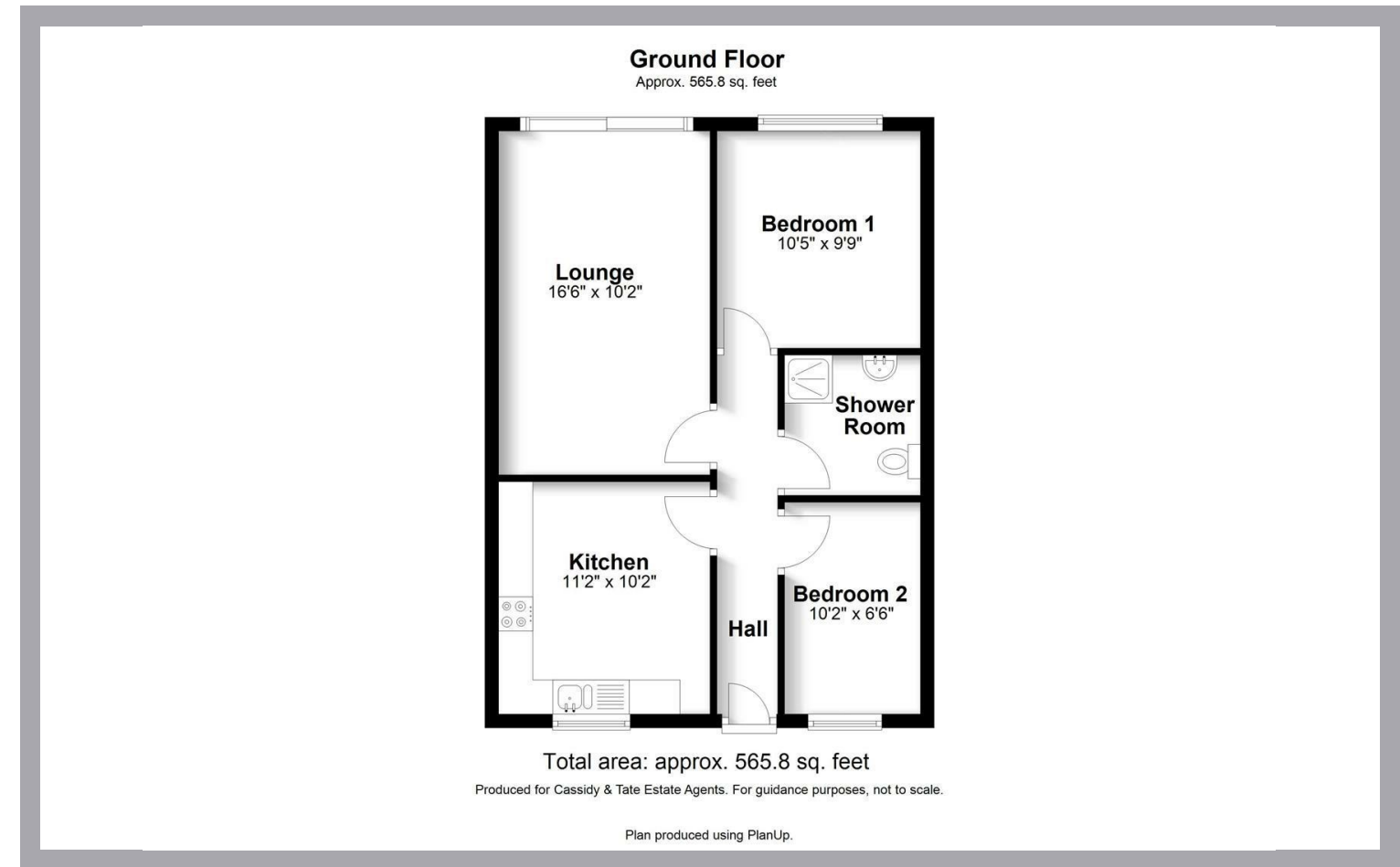


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THE BEECHES  
ST. ALBANS  
AL2 2NL

Price Guide £350,000

EPC Rating: Council Tax Band: C



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.

# All The Ingredients Needed For A Fabulous Lifestyle

Nestled in the serene surroundings of The Beeches, Park Street, St. Albans, this charming two-bedroom bungalow offers a delightful retreat for those aged over 55. With its picturesque views, this property is perfect for individuals seeking a peaceful and comfortable living environment. Upon entering you will find a good size spacious reception rooms that provide ample space for relaxation and entertaining guests. The well-appointed kitchen/diner is conveniently located, making meal preparation a pleasure. The two double bedrooms are generously sized, ensuring comfort and privacy for residents. The bathroom is thoughtfully designed, catering to the needs of modern living. One of the standout features of this property is its chain-free status, allowing for a smooth and hassle-free transition for prospective buyers. Additionally, the bungalow benefits from dedicated parking, providing convenience for residents and visitors alike. The surrounding area is known for its tranquil atmosphere, making it an ideal location for those looking to enjoy a quieter lifestyle while still being within reach of local amenities. This property not only offers a comfortable home but also a wonderful opportunity to embrace a fulfilling retirement in a beautiful setting. Do not miss the chance to make this lovely bungalow your new home.



## Specialists in Bespoke Properties

- Stunning Views To Rear
- Two Bedrooms
- Semi Rural Location
- Over 55's Retirement Home
- Communal Gardens
- Kitchen/Diner
- Communal Parking
- Chain Free



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			
England & Wales		EU Directive 2002/91/EC	

