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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency

BENINGFIELD DRIVE  
ST. ALBANS  
AL2 1UX



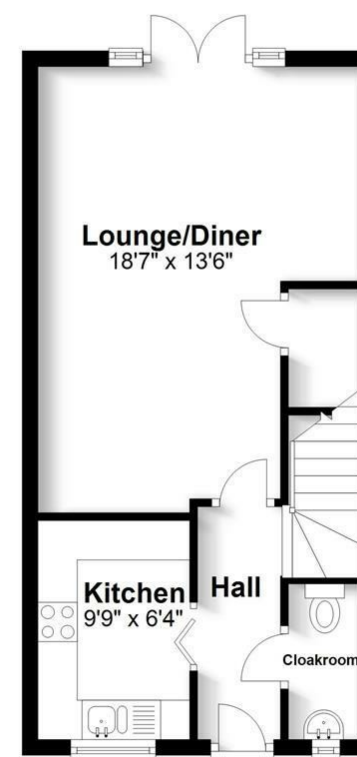
## All The Ingredients Needed For A Fabulous Lifestyle

In an attractive position within the highly sought-after Napsbury Park development is this terrace freehold home which has been completely refurbished by the current owner to a stunning standard throughout, offering beautifully presented living accommodation. Boasting bright and well-planned living spaces including an 18ft lounge/diner, a modern fitted kitchen with integrated appliances, and a cloakroom on the ground floor. There are two double bedrooms, a master bedroom en-suite and a modern bathroom suite on the first floor. On the top floor is a loft conversion offering an additional room which can be used for any number of uses. The property is further complemented by a lovely private rear garden (currently easy maintenance artificial grass) and parking for two cars directly to the front and one allocated space opposite. Beningfield Drive is located close to good local schools and local amenities. St Albans city station and centre's extensive shopping and leisure facilities remain only a short car or bus ride away.



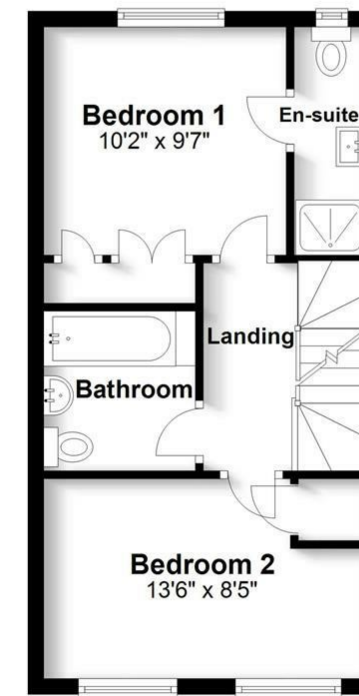
### Ground Floor

Approx. 380.9 sq. feet



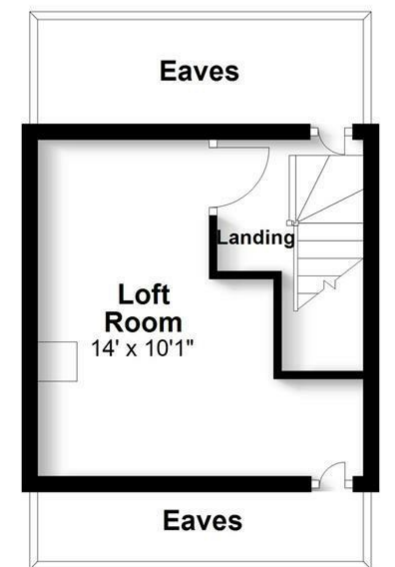
### First Floor

Approx. 367.7 sq. feet



### Second Floor

Approx. 190.6 sq. feet



Total area: approx. 939.3 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

- Two Double Bedroom Home
- Two Car Parking Spaces
- Close To St Albans
- Beautiful Communal Grounds
- Estate Charge £926 pa
- Additional Loft Room
- Exclusive Development
- Recently Refurbished
- EPC: C

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		74
(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	

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		
England & Wales	EU Directive 2002/91/EC	



