

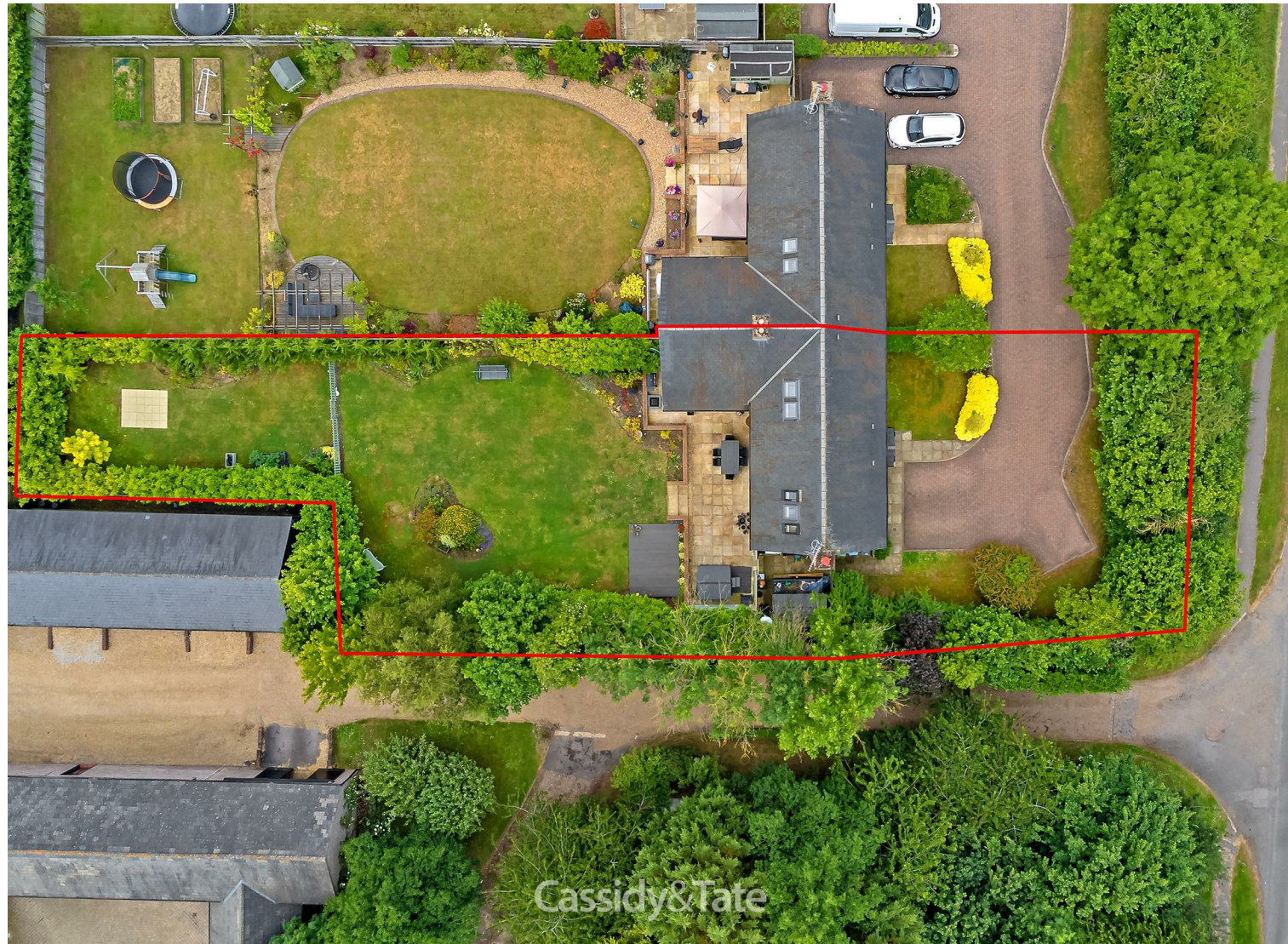
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Cassidy  
&Tate  
Your Local Experts



Award Winning Agency

BEECHWOOD VIEW  
HEMEL HEMPSTEAD  
HP2 6HW



# All The Ingredients Needed For A Fabulous Lifestyle

Live a charmed life with this gorgeous and versatile 4/5 bedroom family home, which is situated in a private gated development of only four other houses, and enveloped by a rural setting in the desirable hamlet of Gaddesden Row. Beechwood View is within the green belt but within close proximity to central London. Filled with natural light and spacious living accommodation, this lovely home flows beautifully over three levels. A large open hallway leads to a dual aspect reception room where a beautiful brick and timber built fireplace and working log burner makes for a cosy place to be, whilst double doors open to bring the outside in. The large kitchen/dining room is the perfect setting for family gatherings or entertaining, and with the use of high quality built-in appliances in the kitchen, this allows for easy meal preps. Also on the ground floor is a cloakroom and a utility room with access to the outside. On the first floor are three good sized bedrooms, one of which enjoys a dressing room, and a family bathroom. Two additional bedrooms, plus plenty of storage space can be found on the second floor. Externally the property boasts an attractive and private south facing rear garden with large patio and decking areas for outside dining. A side access through a fenced off area leads to the front of the property where several allocated car parking areas can be found. In essence, Beechwood View is a unique opportunity for those seeking atmosphere, quality, practicality and an enviable location.



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



Cassidy&Tate

## Specialists in Bespoke Properties

- Four/Five Bedrooms
- Gated Development
- Built in 2013
- Side Access
- Rural Surroundings
- Semi-Detached
- South Facing Garden
- School Catchment Area

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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>	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	86	84
(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>	EU Directive 2002/91/EC	



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