

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

BEAUMONT AVENUE

ST. ALBANS

AL1 4TR



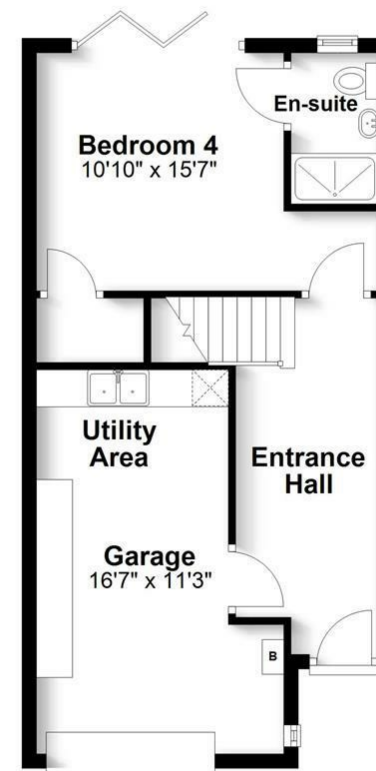
All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are delighted to offer to the market this four bedroom, mid-terraced town house which offers the foremost of both spacious and practical living spaces, and enjoys a cul-de-sac position in a highly favoured location. The current owners have remodelled the property to create a stunning home with a versatile floorplan that has been designed with families in mind, together with a lovely interior that showcases a pleasing meld of modern themes and sophisticated elegance. Arranged over three levels, living accommodation comprises of an entrance hall, a garage/utility room and a bedroom with en-suite on the ground floor. Kitchen/diner and a 16ft living room are on the first floor, and on the second floor are two double bedrooms, a third bedroom plus a family bathroom. Externally, a paved front driveway provides ample off-road parking. A well-tended garden with patio and artificial lawn can be found to the rear. St Johns Court is situated off Beaumont Avenue, within walking distance of highly regarded schools, close to the mainline railway station as well as good local amenities at the Quadrant parade. A stone's throw away is 'The Wick' a beautiful woodland area, with some meadow areas. St. Albans city centre with its extensive shopping and leisure facilities is close by.



Ground Floor

Approx. 469.3 sq. feet



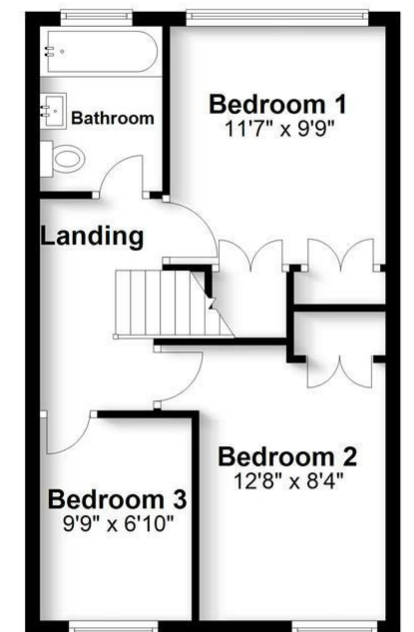
First Floor

Approx. 413.5 sq. feet



Second Floor

Approx. 428.4 sq. feet



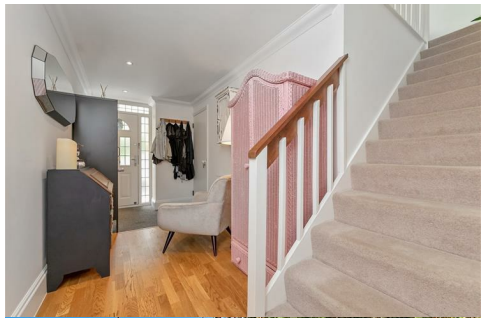
Total area: approx. 1311.2 sq. feet

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



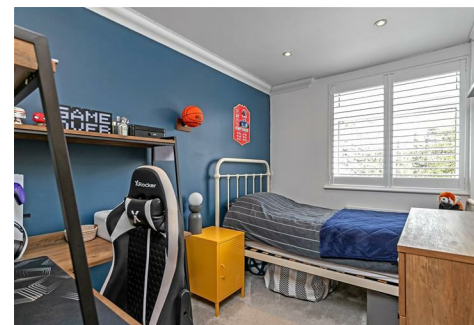
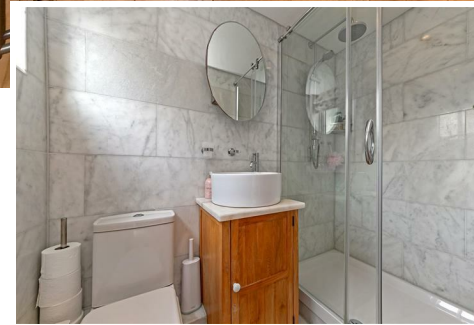
Why Cassidy & Tate

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

- Complete Chain
- Garage
- Off-Street Parking
- Cul-De-Sac Location
- Four Bedrooms
- Private Garden
- Close To Schools
- 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		
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	

