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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

BEVERLEY GARDENS
ST. ALBANS
AL4 9BJ

Offers In Excess Of £550,000

EPC Rating: E Council Tax Band:



All The Ingredients Needed For A Fabulous Lifestyle

Nestled in the charming Beverley Gardens of St. Albans, this delightful terraced home offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The good-sized lounge/diner provides plenty of room for relaxation and entertainment, making it a wonderful home for gatherings with friends and family. The property boasts a well-presented interior, ensuring you can quickly move in and enjoy your new home immediately. One of the standout features of this home is its proximity to the highly regarded Sandringham School, making it an excellent choice for families with children. Additionally, the nearby countryside walks offer a serene escape from the hustle and bustle of daily life, allowing you to enjoy the beauty of nature right on your doorstep. The property includes a garage, providing secure parking and extra storage space for those with vehicles. This terrace house in Beverley Gardens is not just a place to live; it is an excellent opportunity to embrace a lifestyle that combines the best of suburban living with easy access to local amenities and scenic outdoor spaces.



Ground Floor
Main area: approx. 485.9 sq. feet
Plus garage, approx. 147.2 sq. feet

First Floor
Approx. 380.5 sq. feet

Main area: Approx. 80.5 sq. metres (866.3 sq. feet)
Plus garage, approx. 13.7 sq. metres (147.2 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

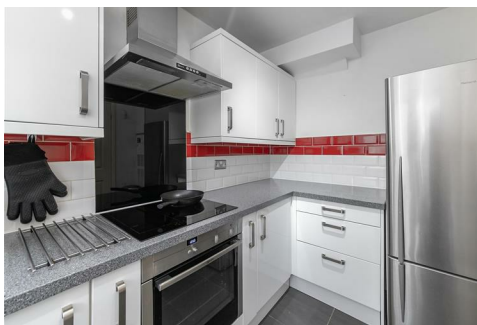
Why Cassidy & Tate

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

- Three Bedrooms
- Walk To Local Shops
- Nearby Country Walks
- Parking Space
- Cul De Sac
- Walk To Sandringham School
- Garage
- Conservatory

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		48	84
		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	

