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Cassidy & Tate
Your Local Experts





Award Winning Agency

www.cassidyandtate.co.uk

# BEECH WAY

## WHEATHAMPSTEAD

## AL4 8LY

Price Guide £995,000

EPC Rating: D  Council Tax Band: G



# All The Ingredients Needed For A Fabulous Lifestyle

An impressive four-bedroom detached family home offering over 2,000 sq ft of spacious and versatile accommodation, occupying a generous plot within a peaceful cul-de-sac in the highly desirable hamlet of Blackmore End. The property boasts a superb triple-aspect living room, separate dining room, conservatory, kitchen/breakfast room and utility room, together with four well-proportioned bedrooms, two bathrooms and a double garage. Offering tremendous scope to modernise and reconfigure, this substantial home presents an exciting opportunity to create a stunning contemporary family residence, with potential for an impressive open-plan kitchen, dining and family space opening directly onto the private rear garden, subject to the necessary consents. Surrounded by beautiful Hertfordshire countryside, Blackmore End enjoys a peaceful semi-rural setting close to the thriving village of Wheathampstead, with its excellent amenities and well-regarded schools. Harpenden's Thameslink station is less than three miles away, providing convenient connections into London. Mid Herts Golf Club and The Cross Keys pub are both within walking distance. A wonderful opportunity to acquire a substantial family home with exceptional potential in a sought-after countryside setting.









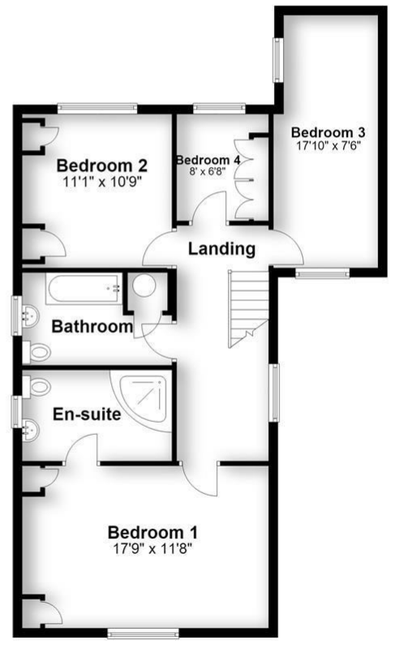
## Ground Floor

Approx. 1215.0 sq. feet




## First Floor

Approx. 788.6 sq. feet




Total area: approx. 2003.6 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

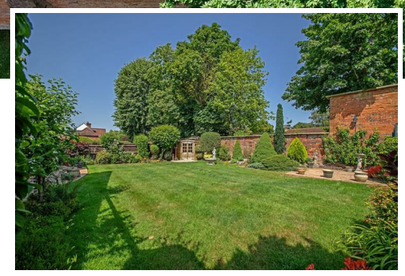
Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to 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



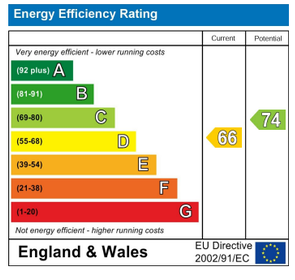






## *Specialists in Bespoke Properties*

- Substantial Four Bedroom Detached Family Home
- Generous Plot with Private Rear Garden
- Double Garage and Driveway Parking
- Desirable Blackmore End Village Setting
- Over 2,000 Sq Ft of Versatile Accommodation
- Excellent Potential to Modernise and Reconfigure
- Peaceful Cul-de-Sac Location
- Close to Wheathampstead and Harpenden




The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK



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