



Cassidy
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5 Beverley Gardens, St. Albans, Hertfordshire, AL4 9BJ
Guide price £800,000

Positioned in a lovely cul-de-sac location is this spacious four bedroom, detached family home, situated in the popular residential development of Jersey Farm and within the catchment of excellent schools. This home has been designed well with families in mind. Practical and flexible living spaces offer comfort and versatility for all family members. On the ground floor is an entrance hall, cloakroom, open plan living/dining/family room, fitted kitchen and a study. On the first floor the master bedroom is served by an en-suite whilst the family bathroom serves the remaining three bedrooms. The rear garden is mainly laid to lawn with a patio area and side gated access leading to the front of the property. There is also a courtesy door into the garage. A hardstanding driveway provides off road parking for two vehicles which in turn leads to the garage. Beverley Gardens is located moments away from open countryside and good local amenities including a doctor and dentist surgeries and a 'Tesco' metro.



Introduction

Accommodation comprises: Entrance Hall, Downstairs Cloakroom, Open Plan Living/Dining/Family Room, Study, Kitchen, Four Bedrooms, En-Suite to Master Bedroom, Family Bathroom, Garage, Front & Rear Gardens.

Ground Floor Accommodation

Entrance Hall

Door to side aspect. Stairs rising to first floor with under stairs area. Cloaks cupboard and storage cupboard. Radiator. Carpet.

Cloakroom

Double glazed window to front aspect. Low level WC. Wash hand basin with vanity unit under. Radiator. Wood effect flooring.





Open Plan Living/Dining/Family Room

Living Area

Double glazed window to front aspect. Double glazed window to side aspect. Radiator. Carpet. Open to family area.

Family Area

Double glazed patio door to rear aspect. Carpet. Radiator. Open to dining area

Dining Area

Double glazed window to rear aspect. Radiator. Carpet. Door into study.

Study

Double glazed window to rear aspect. Door to rear aspect. Radiator.

Fitted Kitchen

Double glazed window to front aspect. Double glazed window to side aspect. Range of fitted wall and base mounted units. Stainless steel sink unit with drainer. Space for cooker and fridge/freezer. Space and plumbing for washing machine and dishwasher. Tiled flooring.

First Floor Accommodation

Landing

Stairs from entrance hall. Access hatch to loft space. Airing cupboard. Radiator. Carpet.

Master Bedroom

Double glazed window to rear aspect. Fitted wardrobes. Radiator. Carpet.

En-Suite

Double glazed window to rear aspect. Low level WC. Wash hand basin with vanity unit under. Shower cubicle. Radiator. Vinyl flooring

Bedroom Two

Two double glazed windows to front aspect. Built-in wardrobes. Radiator. Carpet.







Bedroom Three

Double glazed window to rear aspect. Radiator. Carpet.

Bedroom Four

Double glazed window to front aspect. Built-in Wardrobes. Radiator. Carpet.

Family Bathroom

Three piece suite comprising of low level WC, wash hand basin and bath with mixer tap. Extractor fan. Radiator. Vinyl flooring.

Exterior

Front Garden

Small lawned area with mature hedging. Hardstanding driveway providing off road parking for two vehicles. Side gated access.

Rear Garden

Mainly laid to level lawn. Mature shrubs and plants. Patio area. Courtesy door leading to garage. Side gated access.

Garage

With up and over door. Power and light connected.

Energy Performance Certificate: D

Why Cassidy & Tate

At Cassidy & Tate we pride ourselves on delivering a simple, straight forward and fully transparent service which is delivered by all personnel with the utmost professionalism and a supreme level of customer assistance. We provide an extensive range of services to



facilitate all aspects of buying and selling such as independent mortgage advice and legal advice. We are very much a business with personal service at heart and understand how best to support our clients throughout the process. Maintaining a high calibre of personnel is a core value of Cassidy & Tate. Boasting a combined level of experience within Hertfordshire and London spanning over 50 years, we can provide specialist advice in all aspects of Residential Sales and Lettings, Commercial, New Home and Land

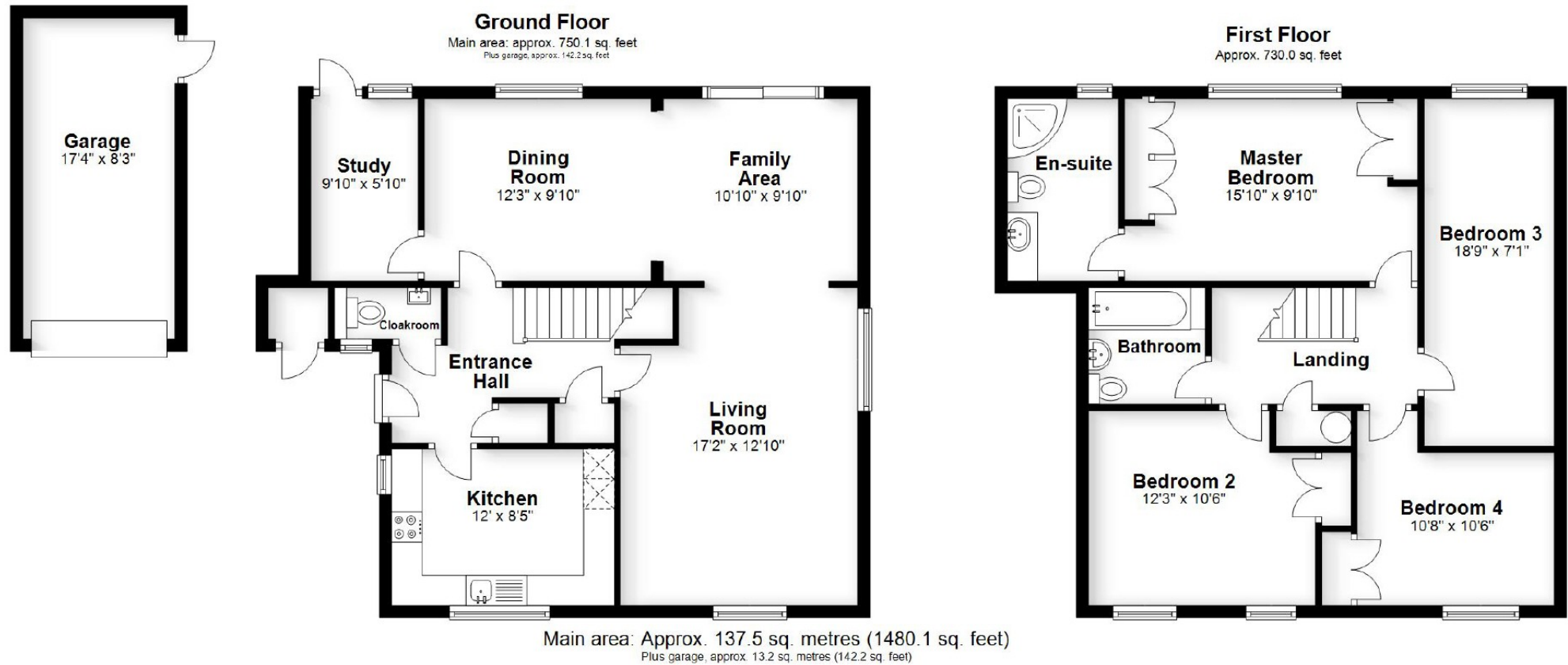
sales. The key to our success is extensive local knowledge combined with the fusion of both, traditional estate agency and cutting edge techniques. We operate from ultra modern offices and use the latest technology to assist us, including social media. Professional photography and floor plans are used as standard to produce an unrivalled property prospectus as we passionately believe first impressions speak volumes.

Disclaimer

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.

*Council Tax Rating
St. Albans District Council*

Council Tax Band



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 For guidance purposes only. Not to scale.

Plan produced using PlanUp

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Council Tax Charge
£2555

