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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

PONDFIELD CRESCENT

ST. ALBANS

AL4 9PE

Price Guide £1,275,000

EPC Rating: C Council Tax Band:



# All The Ingredients Needed For A Fabulous Lifestyle

Positioned on the highly sought-after Pondfield Crescent in Marshalswick, this exceptional five-bedroom semi-detached residence has been beautifully refurbished to a lovely standard, seamlessly blending character with contemporary family living. Originally built around the 1950s, the home has been thoughtfully redesigned to create a stylish and spacious environment perfectly suited to modern lifestyles. The property offers an abundance of versatile living space, featuring four impressive reception rooms that provide flexibility for formal entertaining, relaxed family living, or working from home. The five generously sized bedrooms are complemented by three beautifully appointed bathrooms, finished with high-quality fittings to deliver both comfort and sophistication. A particular highlight of this home is the larger-than-average rear garden, providing a private and tranquil outdoor retreat. Perfectly suited for family life, the garden offers ample space for children to play, outdoor dining, and summer entertaining. To the front, the property benefits from off-street parking for two vehicles, adding convenience to this already superb family home. Ideally positioned within walking distance of the highly regarded Sandringham School and within easy reach of St Albans' excellent amenities, restaurants, and transport links, the property offers the perfect balance of lifestyle, location, and luxury. This outstanding home presents a rare opportunity to acquire a beautifully appointed family residence in one of St Albans' most desirable residential settings.



Total area: approx. 1677.4 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

- Walking To Sandringham School
- Five Bedrooms
- Four Reception Rooms
- Off Street Parking X Two
- Located In Marshalswick
- Large Nash Semi
- Three Bathrooms
- Large Family Garden
- Reburnished Throughout
- Extended Side & Rear

| 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                             | 75      | 78        |
| EU Directive 2002/91/EC                     |         |           |



