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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

PUDDINGSTONE DRIVE

ST ALBANS

AL4 0GY

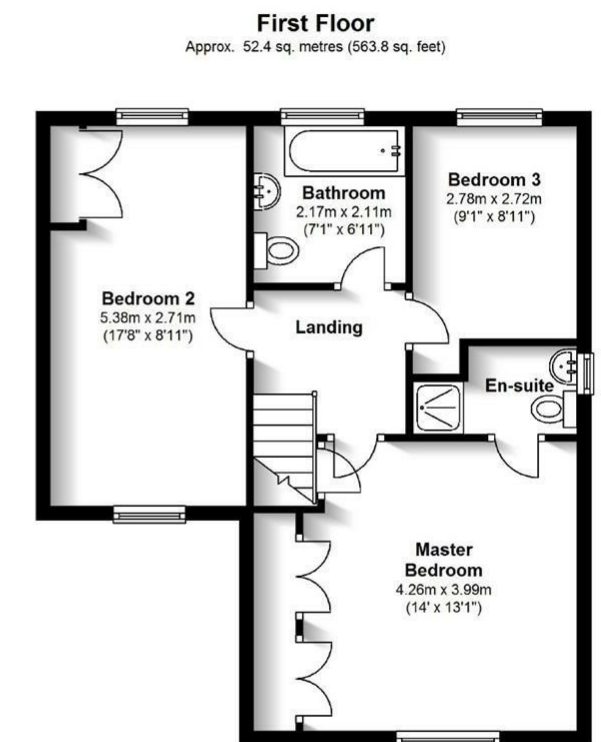
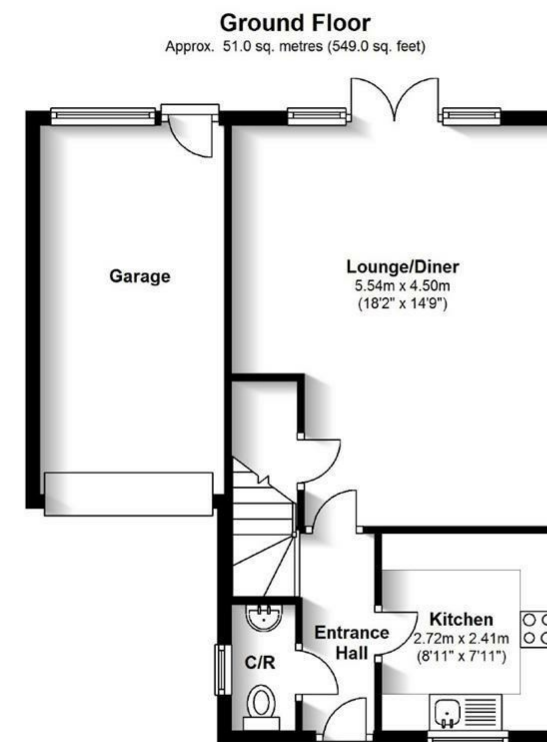
Guide Price £575,000

EPC Rating: G Council Tax Band: F



All The Ingredients Needed For A Fabulous Lifestyle

Occupying a quiet cul de sac position within the popular Highfield development is this attractive and modern three bedroom semi detached property that boasts stylish and beautifully presented accommodation. Well balanced living spaces with a contemporary theme throughout comprise of a through lounge/diner with patio doors allowing for views to the garden, a fitted kitchen, and a downstairs cloakroom. On the first floor are three double bedrooms, an en-suite serves the master bedroom, whilst a fashionable family bathroom serves the remaining two bedrooms. Outside, is a pretty, landscaped rear garden, and to the front a driveway provides off road parking for two cars, which in turn leads to the integral garage. Highfield Park enjoys its own local parade of shops and services, a sports centre, playing fields and woodland. There are also popular schools, good bus connections and easy access to the M25, M1 & A1 motorway network. St. Albans city centre and the mainline railway station remain a short distance away.



Total area: approx. 103.4 sq. metres (1112.8 sq. feet)

For guidance purposes only. 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

- Modern Development
- Master Bedroom En-suite
- Lounge/Diner
- Garage & Parking
- Three Bedroom Semi
- Bathroom & Cloakroom
- Large Family Rear Garden
- Potential To Extend (st.p.p)

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	1	1
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	



