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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

PONDFIELD CRESCENT

ST ALBANS

AL4 9PE

Guide Price £795,000

EPC Rating: G Council Tax Band: E



## All The Ingredients Needed For A Fabulous Lifestyle

Properties like this three bedroom Nash home are few and far between, where a superb ground floor extension has provided versatile and functional living spaces but there is still scope to extend further (stpp) enabling the buyer to design living accommodation that would meet their individual needs and preferences. The property is located in the heart of Marshalswick, and in very close proximity of highly regarded local schools. Boasting spacious and practical room arrangements including three reception rooms and a fitted kitchen on the ground floor. On the first floor are two double bedrooms, a further single bedroom which are all served by a family bathroom. Further features include a well maintained mature large rear garden and a garage with off street parking to the front of it. Pondfield Crescent is a very sought after road, close to good local amenities which can be found at The Quadrant. St Albans centre with its varied shopping and leisure facilities remains only a short distance away.



Total area: approx. 1338.2 sq. feet  
Produced for CASSIDY AND TATE  
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

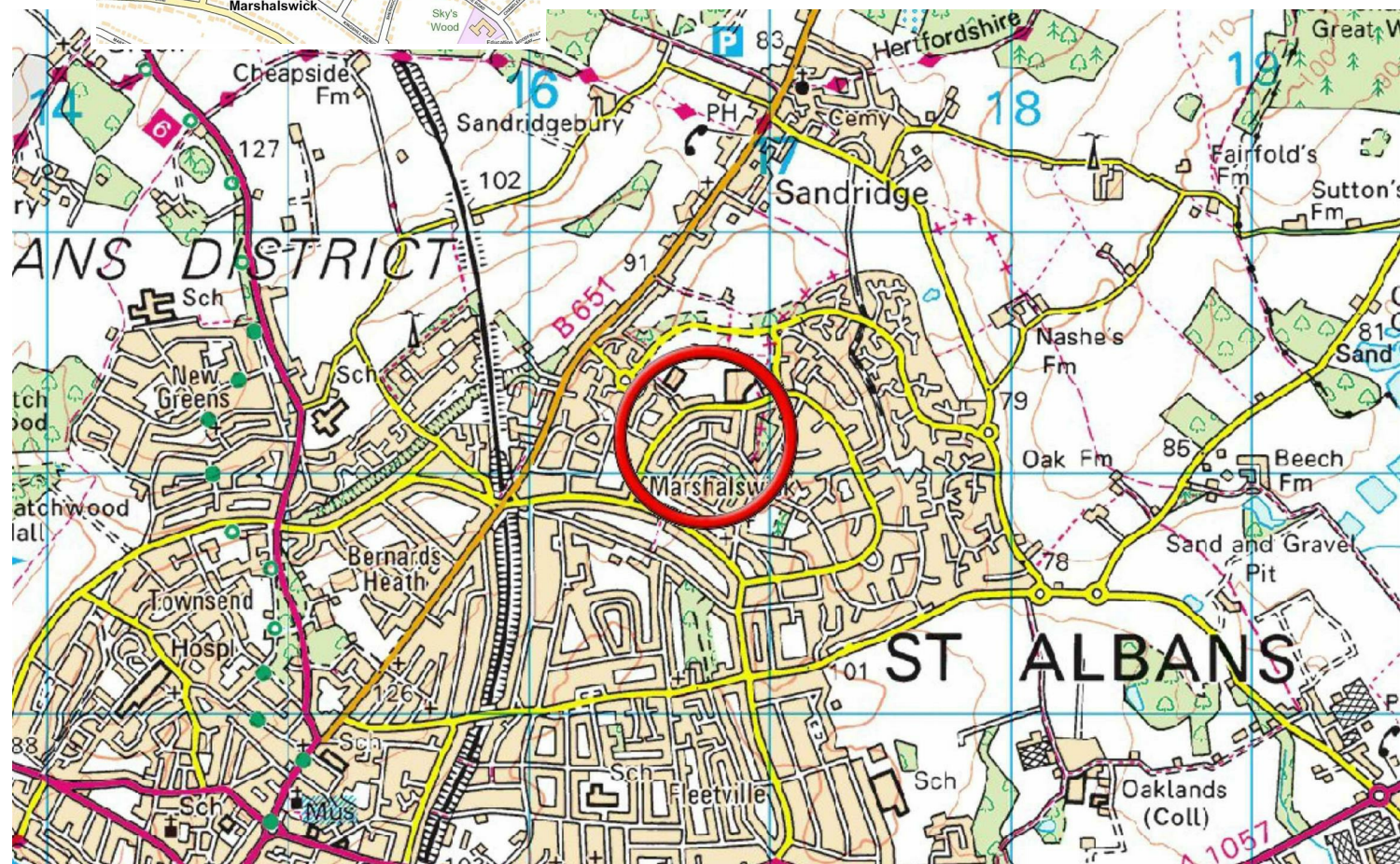
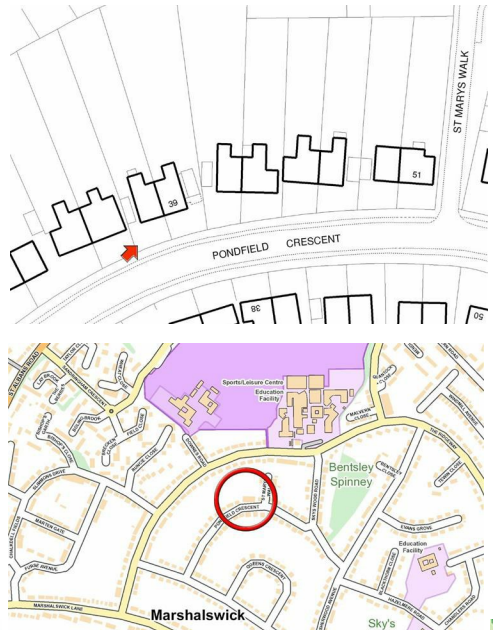
## Why Cassidy & Tate

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

- Nash Semi Detached
- Three Bedrooms
- Three Reception Rooms
- Conservatory
- Large Family Garden
- Garage & Parking
- Walking To The Quadrant
- School Catchment Area

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



