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Cassidy
& Tate
Your Local Experts



Award Winning Agency

PONDFIELD CRESCENT

ST ALBANS

AL4 9PF



All The Ingredients Needed For A Fabulous Lifestyle

Situated in a highly sought after road and benefitting from a superb ground floor extension is this three bedroom, three reception room, semi detached 'Nash' property which will make the ideal family home. A light filled, generous sized and open plan kitchen/diner/family room takes precedence on the ground floor, with two sets of patio doors that enjoys the garden as a natural backdrop whilst dining or relaxing. A lounge with feature fireplace creates a cosy atmosphere, and an office, utility room and a cloakroom completes the downstairs versatile accommodation. Upstairs are three good sized bedrooms and a modern family bathroom. A particular feature of this property is the approximately 150ft, well maintained rear garden with decked patio area, perfect for outdoor entertaining. To the front of the property is a driveway and a converted garage providing a useful store room. The property further benefits from no onward chain, and has the scope to further extend (stpp).



Total area: approx. 118.3 sq. metres (1273.9 sq. feet)
Sketch layout only. This plan is not drawn to scale and is for identification purposes only.
Plan produced using The Mobile Agent.

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

- Chain Free
- Ground Floor Extension
- Three Reception Rooms
- Ideal For Popular Schooling
- Three Bedroom 'Nash' Semi
- Kitchen/Diner
- Potential To Extend (stpp)

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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



