

St Albans Office
10 High Street, St Albans
Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

Marshalswick Office
59 The Quadrant, St Albans,
Herts AL4 9RD
01727 832383
marshalswick@cassidyandtate.co.uk

Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

PUDDINGSTONE DRIVE

ST. ALBANS

AL4 0GX

Guide Price £550,000

EPC Rating: D Council Tax Band: D

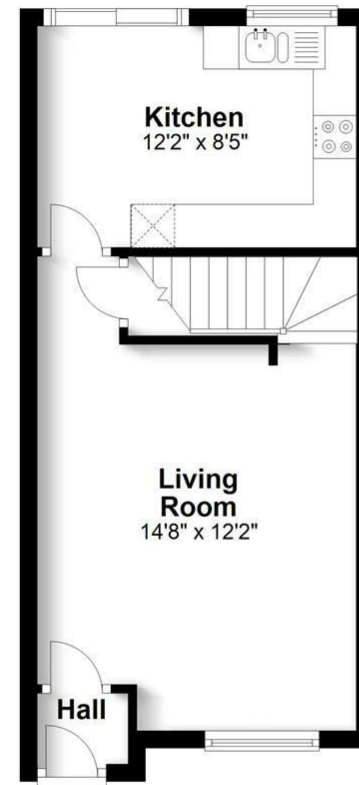


All The Ingredients Needed For A Fabulous Lifestyle

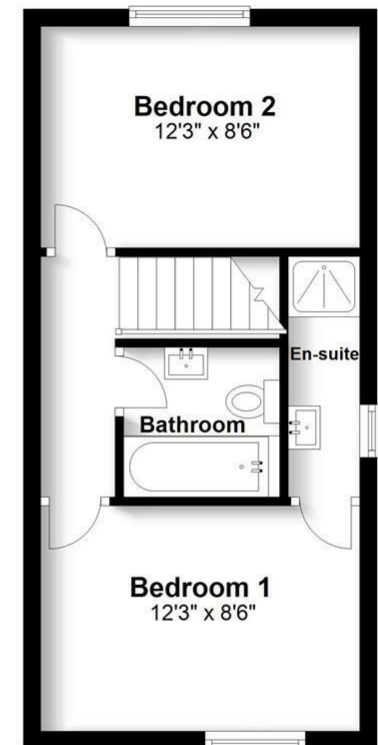
Nestled in the desirable area of Highfield Park, St. Albans, this charming semi-detached house on Puddingstone Drive offers a delightful blend of modern living and natural beauty. Spanning 656 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for small families or professionals seeking a comfortable home. The inviting reception room provides a warm and welcoming space, perfect for relaxation or entertaining guests. The house is part of a modern development, built after the year 2000, ensuring contemporary design and amenities throughout. One of the standout features of this property is its picturesque view overlooking the green. Parking is conveniently available, adding to the practicality of this lovely home. Additionally, the property is chain-free, making the buying process smoother and more straightforward for prospective purchasers. There is also potential to extend the property, subject to planning permission, offering the opportunity to tailor the home to your specific needs. Living in Highfield Park means you are surrounded by beautiful National Trust parks, perfect for leisurely walks and outdoor activities. This location combines the best of suburban living with easy access to the vibrant amenities of St. Albans, including shops, restaurants, and excellent transport links. In summary, this semi-detached house on Puddingstone Drive presents a wonderful opportunity to acquire a modern home in a sought-after area, with the added benefits of scenic views and potential for future expansion. Don't miss the chance to make this delightful property your own.



Ground Floor
Approx. 330.1 sq. feet



First Floor
Approx. 326.7 sq. feet



Total area: approx. 656.8 sq. feet

Produced for Cassidy & Tate Estate Agents
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

- Highfield Park Location
- Two Double Bedrooms
- Chain Free
- Freehold
- Semi Rural Location
- Semi Detached House
- Off Street Parking
- National Trust Parkland
- Family Garden
- Modern Development

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



