

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](http://www.cassidyandtate.co.uk)

PONDWICKS CLOSE  
ST. ALBANS  
AL1 1DG

Guide Price £3,750,000

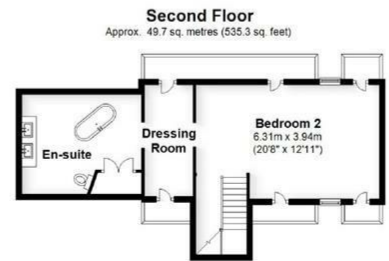
EPC Rating: G Council Tax Band: H





# All The Ingredients Needed For A Fabulous Lifestyle

An exceptional opportunity to acquire this most stunning five double bedroom family residence, offering approximately 5,500 sq ft of contemporary, spacious accommodation that has been built with exceptional attention to detail, high end quality finishes and fixtures throughout. Impressive private setting will entice you to step inside and explore this elegant home. From the light and bright entrance hall you are sure to love the pleasing contemporary themes and sophisticated elegance which permeates throughout the home. Arranged over three floors the property offers extensive accommodation comprising of both formal and informal dining and living spaces with a flexible floorplan to accommodate the busy family who likes to entertain. Relaxed family areas, elegant reception space and the kitchen/breakfast room adjoining the dining room are bright rooms, with views onto the garden room and garden, creating the perfect space for entertaining or relaxing. The substantial master bedroom suite, located on the first floor, has great views overlooking the rear and front gardens and offers an impressive dressing room and en-suite bathroom, with double vanities and Jacuzzi bath. Also to the first floor are three good sized bedrooms, two additional bathrooms and a useful den/storage area. The second floor accommodates a 20ft bedroom, dressing room and an en-suite bathroom. Sited on approximately 1 acre of land with glorious established grounds to the front and rear of the property, plus an outside kitchen all makes for the perfect setting for outdoor entertainment all year round.



Total area: approx. 510.4 sq. metres (5494.0 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

- Approx 5,500 sq ft
- Views Onto The Abbey
- Five Double Bedrooms
- Six Reception Rooms
- Substantial Detached
- City Centre Location
- 2 En-Suites & 2 Bathrooms
- Double Garage & Drive

Free Online Valuation



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



