

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

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

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

Knightsbridge Office  
45 Pont Street, Knightsbridge  
London SW1X 0BD  
020 7629 9966  
26@theknightsbridgeoffice.co.uk

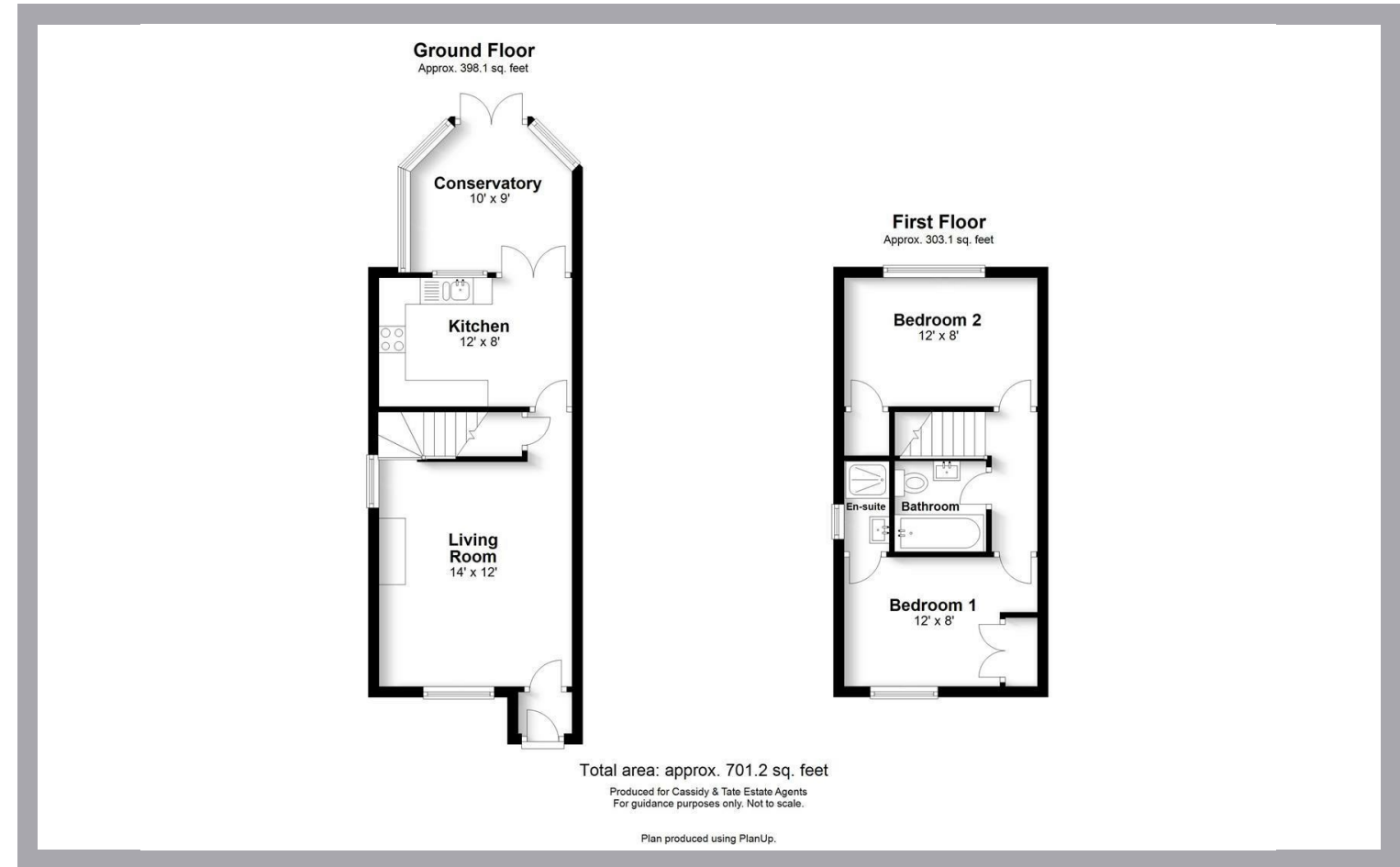
Cassidy  
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Award Winning Agency

PUDDINGSTONE DRIVE  
ST. ALBANS  
AL4 0GY



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.

# All The Ingredients Needed For A Fabulous Lifestyle

Situated in the popular Highfield development is this bright and spacious two double bedroom semi-detached modern home. The property is beautifully presented throughout, enjoying a living room, fitted kitchen/breakfast room and conservatory on the ground floor. On the first floor are two double bedrooms, en-suite shower room to master bedroom and a bathroom. Further features include a larger than average rear garden which has been lovingly maintained, with a patio area perfect for al fresco dining. To the front of the property is off-street parking for two cars. The Highfield area of St. Albans is regarded as a suburban neighbourhood that is hugely popular with families and where a great sense of neighbourly environment can be found. It is also close to good local schools, local amenities found in Russet Drive, including a Spar shop, a doctors' surgery, a barbers and also has its own park. Highfield Park is a lovely green space, popular with dog walkers and cyclists. The area has many features, including playing fields, a couple of ponds, a tree trail, two orchards and a maze.

## Specialists in Bespoke Properties

- Semi-Detached
- Two Double Bedrooms
- School Catchment Area
- Highfield Park Area
- Off-Street Parking
- Side Access
- Close To Local Shops
- Completed Upper Chain



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

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