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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

PONDWICKS CLOSE
ST. ALBANS
ALI IDG

Guide Price £1,950,000



All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are delighted to present for sale a five bedroom family home that is quite unique, which occupies an enviable position with rear garden backing onto the River Ver, and is situated in a prized location moments away from the vibrant city centre. Built in the 1930's this fine residence was enlarged and modified between 1990 and 2005 with additional living spaces built above and beside the garage, in a new conservatory and in the loft. The property boasts well proportioned and versatile accommodation and could be configured and used as a six bedroom property. On the ground floor is a large and bright entrance hall, two separate reception rooms, a good sized conservatory, kitchen/dining room, utility room and pantry, and a cloakroom. On the first floor are five bedrooms, one of which has an en-suite and the family bathroom. A study/bedroom six can be found on the second floor. There is also a useful cellar which can be accessed via the rear garden. Located on a private, no through road the property sits on a generous sized plot and has an elevated position to the rear which gives a wonderful vista over the beautiful, mature rear garden and beyond. A patio area allows for relaxing views and a great place to entertain guests in the warmer months. The front garden is bordered with mature shrubs and plants, with a gravelled driveway providing off road parking for several cars, and gated access to the rear. Pondwicks is ideally situated for the stunning open spaces of Verulamium park and the lakes, close to the Abbey Flyer train station as well as the well regarded pubs, restaurants and shops of the city centre.



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

- 1930's Detached
- Central Location
- Potential to Extend (STPP)
- Cul-de-Sac Location
- 5 Bedrooms
- Stunning Views
- Ideal for City Station
- Chain Free

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	

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	

