



**Cassidy  
& Tate**  
Your Local Experts

*Pondwicks Close, St Albans, Hertfordshire, AL1 1DG*  
*Guide price £3,750,000*

*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.*



## Introduction

Accommodation comprises of Entrance Hall, Two Cloakrooms, Study, Lounge, Summer Room, Dining Room, Kitchen/Breakfast Room, Kitchen Two, Five Double Bedrooms, Two En-Suites, Two Family Bathrooms, Front & Rear Gardens, Outside Terrace, Outdoor Kitchen, Entertainment Room, Double Garage, Electric Gates, Carriage Driveway.

## Ground Floor Accommodation

### Entrance Hall

Door to front aspect. Double glazed window to front and side aspect. Solid wood flooring. Radiator. Feature glass bricks.

### Cloakroom

Suite comprises of wash hand basin. Low level wc. Double glazed window to side aspect.

### Study

Double glazed window to front aspect. Radiator. Solid wood flooring.





### Lounge

Double glazed patio doors to rear aspect. Double glazed doors leading to summer room. Open fire place with feature burner.

### Summer Room

Double glazed doors to rear aspect. Radiators. Solid wood flooring. Under stairs storage. Wall lighting.

### Dining Room

Double glazed patio doors to rear aspect. Tiled flooring.

### Garden Room

Feature stone flooring. Water feature. Lighting. Power. Bi-folding glazed doors to rear and side aspect.

### Kitchen/Breakfast Room

Fully fitted range of luxury wall and base gloss units with solid oak work surfaces over. Free range cooker. Wine cooler. American style fridge/freezer. Integrated microwave. Two sinks and drainer. Double glazed window to front aspect. Tiled flooring. Radiator. Bi-folding doors leading out to the garden room. Radiator.

### Kitchen Two

Range of wall and base units with work surfaces over. Sink and drainer. Integrated oven with hob. Space and plumbing for washing machine. Double glazed window to front aspect.

### First Floor Accommodation

#### Landing

Stairs from entrance hall.







### *Master Bedroom*

*Double glazed windows to side and rear aspect. Electric operating Velux windows with electric operated black out blinds. Carpet. Radiators.*

### *His & Hers Walk-In Dressing Room*

#### *En-Suite*

*Luxury bathroom suite comprising of oval spa bath. Low level wc. His and hers wash hand basin in vanity unit. Chrome heated towel rail. Fully tiled. Television point. Tiled flooring. Double glazed window to rear aspect.*

### *Bedroom Three*

*Double glazed window to rear aspect. Carpet. Radiator. Fitted wardrobes.*

### *Den/Storage Area*

*Restricted head height. Lighting. Carpet.*

### *Bedroom Four*

*Double glazed window to rear aspect. Radiator. Carpet. Fitted wardrobes.*

### *Family Bathroom*

*Suite comprises of wash hand basin. Low level wc. Bath with over head shower. Tiled flooring. Tiled walls. Double glazed window to front aspect. Radiator.*

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*Suite comprises of wash hand basin. Low level wc. Bath with over head shower. Tiled flooring. Tiled walls. Double glazed window to front aspect. Radiator.*





## Second Floor Accommodation

### Bedroom Two

Double glazed feature opening balcony style window to front. Window to rear aspect. Radiator. Carpet. Storage in eaves.

### Walk-In Dressing Room

### En-Suite

Suite comprises of free standing bath. His & Hers wash hand basin. Low level wc. Chrome heated towel rail. Tile flooring. Double glazed window to rear aspect. Storage cupboard.

### Exterior

#### Front Garden

Double electric gated carriage driveway. Double width garage with parking for several cars. Outside lighting. Beautiful views onto St. Albans Cathedral.

### Rear Garden

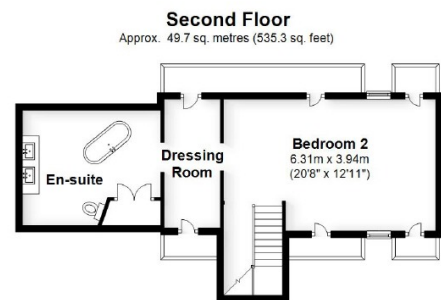
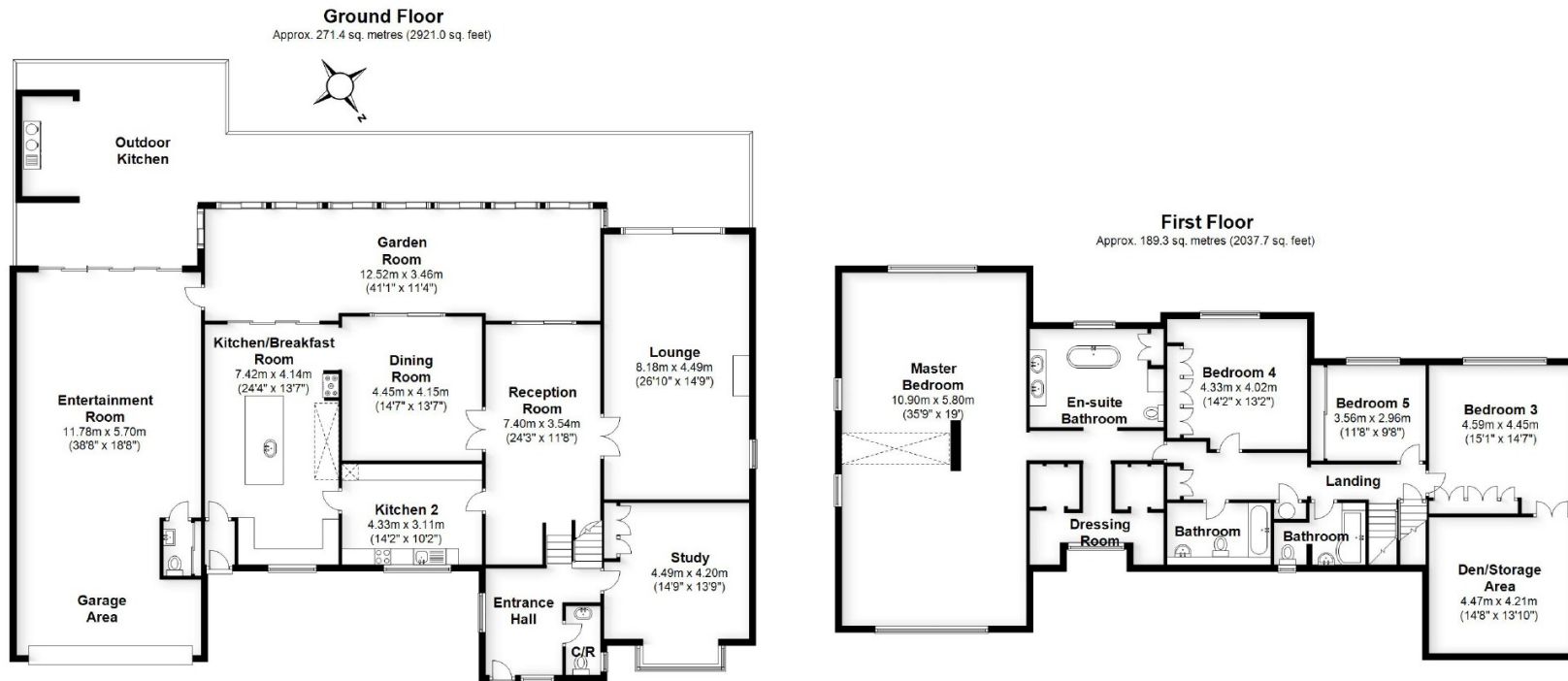
Large family landscaped rear garden. Mostly laid to lawn. Backing onto River Ver. Mature trees and shrubs. Garden sheds. Outdoor undercover kitchen facility area. Outside terrace. Outside lighting. South West facing.

### Entertainment Room & Garage

Double electric up and over garage door. Window to side aspect. Entertainment area.

### Energy Performance Rating: C





Total area: approx. 510.4 sq. metres (5494.0 sq. feet)

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For guidance purposes only. Not to scale.  
Plan produced using PlanUp.

### Agents Note

Please note that the ordinance survey map attached to this brochure shows the property prior to being extended.

### Why Cassidy & Tate

At Cassidy & Tate we pride ourselves on delivering a simple, straight forward and fully transparent service which is delivered by all personnel with the utmost professionalism and a supreme level of customer assistance. We provide an extensive range of services to facilitate all aspects of buying and selling such as independent mortgage advice and legal advice. We are very much a business with personal service at heart and understand how best to support our clients throughout the process. Maintaining a high calibre of

personnel is a core value of Cassidy & Tate. Boasting a combined level of experience within Hertfordshire and London spanning over 50 years, we can provide specialist advice in all aspects of Residential Sales and Lettings, Commercial, New Home and Land sales. The key to our success is extensive local knowledge combined with the fusion of both, traditional estate agency and cutting edge techniques. We operate from ultra modern offices and use the latest technology to assist us, including social media. Professional photography and floor plans are used as standard to produce an unrivalled property prospectus as we passionately believe first impressions speak volumes.

### Disclaimer

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### Council Tax Rating

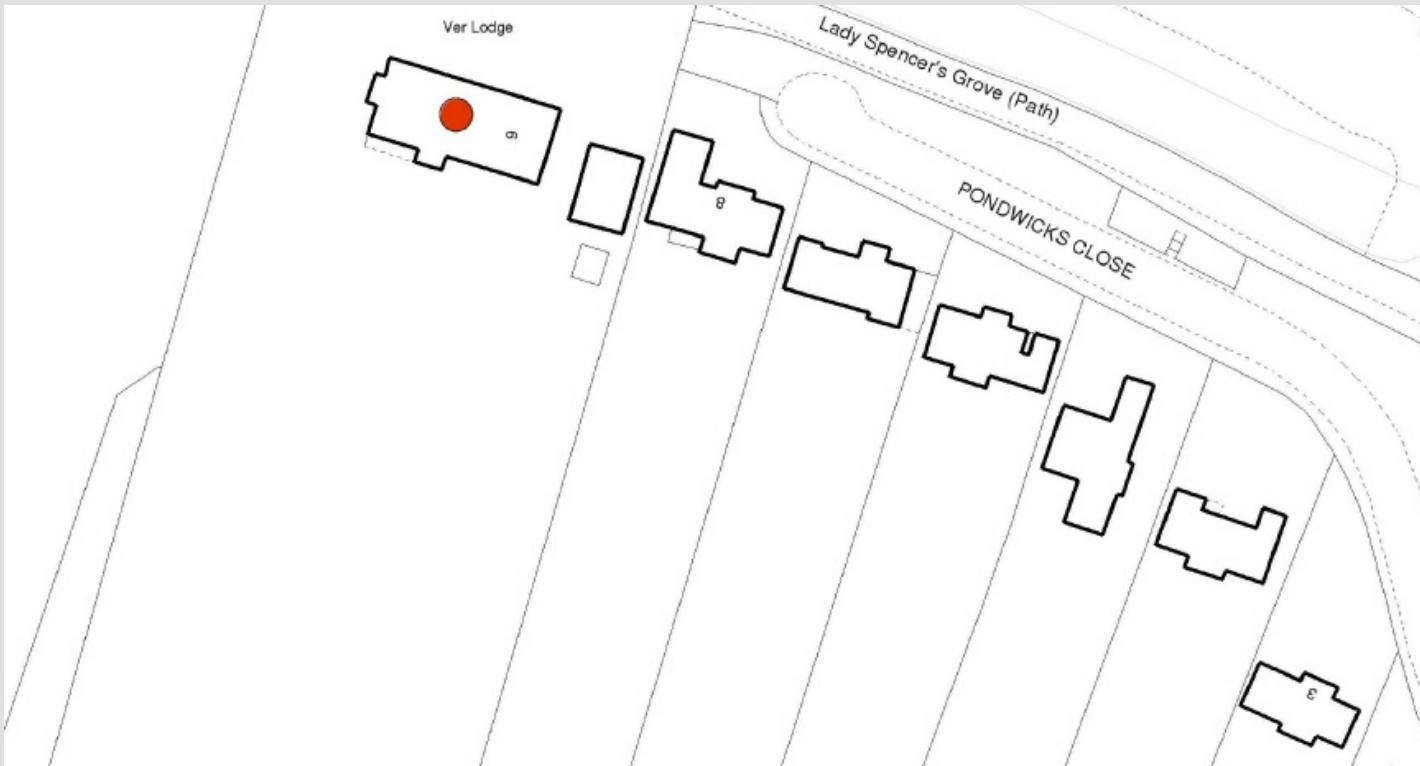
St. Albans District Council

### Council Tax Band

H

### Council Tax Charge

£2947





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