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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

PUDDINGSTONE DRIVE

ST. ALBANS

AL4 0GX

Guide Price £675,000



## All The Ingredients Needed For A Fabulous Lifestyle

Welcome to this charming property located on Puddingstone Drive in the picturesque town of St. Albans. This delightful end terrace house boasts a front reception as well as a kitchen/diner, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is ample space for the whole family to unwind and recharge. The property also features two bathrooms, ensuring convenience and comfort for all residents. No more waiting in line during the morning rush! Additionally, the parking space for two vehicles on your own drive to the side provides ease and accessibility for those with a car. Nestled in a sought-after location, this house offers the perfect blend of suburban tranquillity and urban convenience. Imagine enjoying a peaceful evening in your new home, away from the hustle and bustle of the city, yet still within easy reach of all amenities. Don't miss out on the opportunity to make this lovely property your own. Contact us today to arrange a viewing and take the first step towards creating a warm and inviting home in St. Albans.



**Ground Floor**  
Main area: approx. 411.7 sq. feet  
Plus garage, approx. 245.1 sq. feet

**Garage**  
25'11" x 9'5"

**First Floor**  
Approx. 400.3 sq. feet

**Main area: Approx. 75.4 sq. metres (812.0 sq. feet)**  
Plus garage, approx. 22.8 sq. metres (245.1 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

- No Upper Chain
- Well Presented Accommodation
- Garage & Parking
- Cloakroom & En-suite
- Freehold
- Popular Location
- Attractive Rear Garden
- Three Bedrooms
- Council Tax D £2,094 pa
- Potential To Extend (stp)

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

