



All The Ingredients Needed For A Fabulous Lifestyle

Welcome to Grand Designs Pondwicks Close, St. Albans - a truly remarkable property that exudes modern elegance and sophistication. This stunning detached house, built in 2017, offers a generous 5,175 sq. ft. of living space, perfect for those who appreciate the finer things in life. As you step inside, you are greeted by not one, not two, but four reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. The layout of this property has been thoughtfully designed to cater to all your needs, whether you desire a cosy evening by the fireplace or a formal dinner in the dining room. With five spacious bedrooms and five luxurious bathrooms, this home ensures that everyone has their own private sanctuary to retreat to at the end of the day. The modern age of the property means that you can enjoy all the conveniences of contemporary living, from sleek fixtures to energy-efficient appliances. Located in the charming City of St. Albans, this property offers the perfect blend of tranquility and convenience. Surrounded by picturesque landscapes and excellent amenities, Pondwicks Close is the ideal place to call home. Don't miss out on the opportunity to own this exquisite Grand design property - book a viewing today and experience the epitome of luxury living in St. Albans.

PONDWICKS CLOSE

ST. ALBANS

ALI IDG





Specialists in Bespoke Properties

- Grand Design Masterpiece
- Over 5,100 Square Feet
- Stone's Throw From The Abbey
- City Centre Living
- Private & Secluded
- Garages & Gardens
- Chain Free
- Approx 2 Acres

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	88
(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 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			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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.

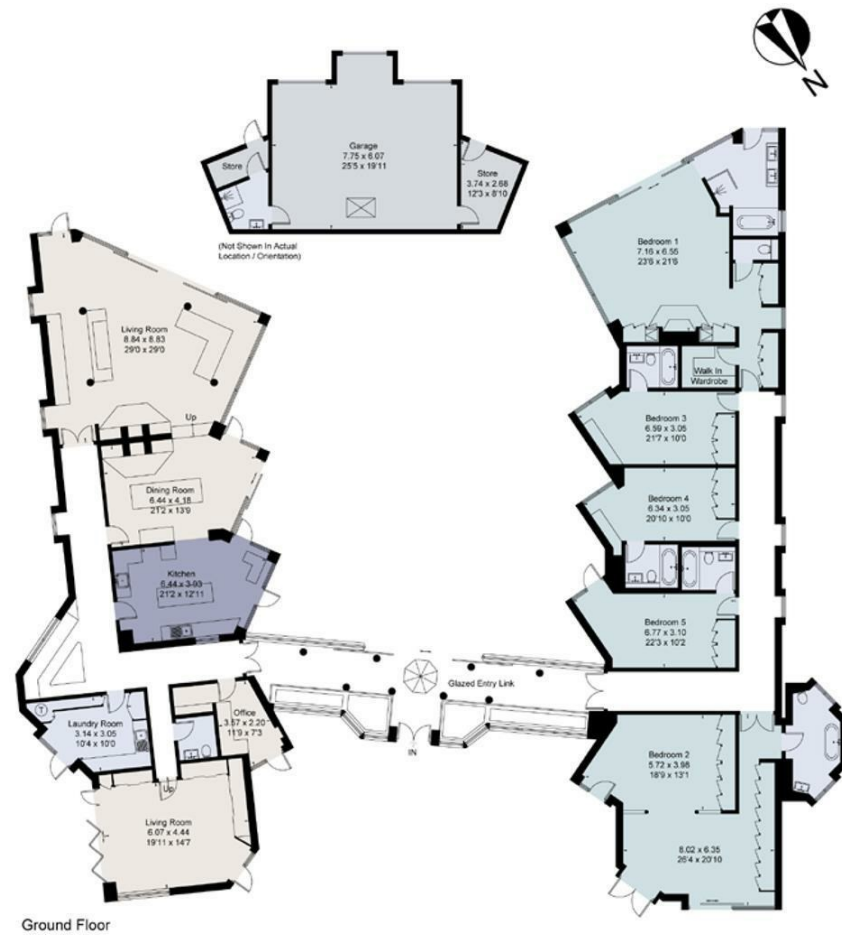
Your Local Property Experts

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

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Award Winning Agency

