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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

PUDDINGSTONE DRIVE
ST. ALBANS
AL4 0GY

Guide Price £490,000

EPC Rating: C Council Tax Band: D



All The Ingredients Needed For A Fabulous Lifestyle

CHAIN FREE - Nestled in the charming neighbourhood of Highfield Park, St. Albans, this delightful mid-terrace house on Puddingstone Drive offers a perfect blend of comfort and modern living. With two well-proportioned bedrooms and a family bathroom, this property is ideal for families or professionals seeking a convenient lifestyle. Upon entering the hallway, you are welcomed into a reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The downstairs cloakroom adds an extra layer of convenience for guests and family alike. The home is complemented by a private rear garden, a tranquil space where you can unwind or enjoy al fresco dining during the warmer months. This outdoor area is perfect for children to play, making it a family-friendly haven. Additionally, the property benefits from two allocated parking spaces, ensuring that you have a designated space for your vehicles in this sought-after area. Highfield Park is known for its community spirit and accessibility to local amenities, making it an excellent choice for those looking to settle in a vibrant yet peaceful environment. In summary, this mid-terrace house on Puddingstone Drive is a wonderful opportunity for anyone looking to enjoy a comfortable lifestyle in St. Albans, with its modern features and family-friendly surroundings. Don't miss the chance to make this lovely property your new home.



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

- Chain Free
- Two Bedrooms
- Rear Access Gate To Garden
- Cul-De-Sac Location
- Two Parking Spaces
- Private Rear Garden
- Downstairs W/C
- School Catchment Area

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	74	
(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		

Free Online Valuation



