



Connells

Pondfield Crescent
St. Albans



Property Description

Set in a highly sought-after residential area, this beautifully presented Nash-built five-bedroom semi-detached home has been thoughtfully extended to the rear and into the loft, offering generous and versatile living accommodation throughout. There remains further potential to extend (subject to planning permission), making this an ideal long-term family home.

Step inside to find a welcoming lounge, a separate reception room perfect for formal dining or a home office, and a spacious kitchen diner that forms the heart of the home - ideal for entertaining and family life. A separate utility room adds convenience, while a modern downstairs shower room complements the main family bathroom upstairs. Upstairs, five well-proportioned bedrooms provide ample space for a growing family or guests, with the converted loft offering flexibility for a main bedroom suite, playroom, or study. Externally, the property boasts a long rear garden with side access, perfect for children to play or summer entertaining. A garage and off-road parking provide practical benefits, rounding off this superb family home.

Pondfield Crescent is located in a prime location in Marshalswick in St Albans, just a five-minute walk from the highly regarded Sandringham School and close by to The Quadrant shopping centre. St Albans City Centre is less than two miles away and provides an excellent selection of shopping and leisure facilities along with a mainline railway station to London St Pancras.



Entrance Porch

6' 1" max x 5' 9" max (1.85m max x 1.75m max)

Entrance Hall

13' 7" max x 5' 4" max (4.14m max x 1.63m max)

Shower Room

7' 9" max x 7' 1" max (2.36m max x 2.16m max)

Lounge

13' 1" max x 11' 4" max (3.99m max x 3.45m max)

Dining Room

17' 3" max x 10' 9" max (5.26m max x 3.28m max)

Kitchen

22' 1" max x 14' 7" max (6.73m max x 4.45m max)

Utility Room

6' 4" max x 4' 1" max (1.93m max x 1.24m max)

Bedroom Two

13' 1" max x 9' max (3.99m max x 2.74m max)

Bedroom Three

10' 9" max x 8' 6" max (3.28m max x 2.59m max)

Bedroom Five

9' max x 7' 2" max (2.74m max x 2.18m max)

Bathroom

7' 4" max x 6' 6" max (2.24m max x 1.98m max)

Bedroom One

18' 8" max x 6' 4" max (5.69m max x 1.93m max)

Bedroom Four

10' max x 6' 9" max (3.05m max x 2.06m max)

Wc

5' 3" max x 4' max (1.60m max x 1.22m max)





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C Council Tax
 Band: F

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Tenure: Freehold



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