



HEARTWOOD
HOMES

Pondfield Crescent, St Albans, AL4 9PF

£950,000

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Step into a home that effortlessly blends character, space and everyday comfort, set within the well-regarded Marshalswick area of St Albans. This attractive 1930s Nash-built semi-detached home offers a wonderful setting for family life, with excellent schooling close by and the convenience of the Quadrant Shopping Precinct just a short walk away for morning coffees, easy dinners and everyday essentials.

Inside, the home has a natural flow that suits both relaxed living and hosting. The welcoming hallway leads through to a bright open-plan living and dining space, perfect for family time or entertaining friends. To the rear, the extended kitchen creates a sociable hub of the home, with the conservatory beyond bringing in plenty of natural light and offering a lovely outlook onto the garden.

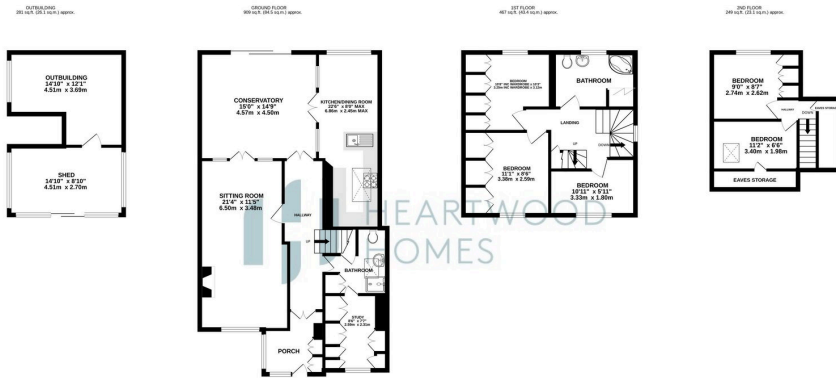
The ground floor also benefits from a separate study, ideal for working from home or quiet reading time, along with a practical shower room.

Upstairs, the first floor offers three well-sized bedrooms and a family bathroom, giving flexibility for growing families. The top floor adds two further bedrooms, providing great options for older children, guests or additional workspace, along with useful storage.

Outside is where this home really comes into its own. The generous rear garden is perfect for summer gatherings, with a patio for dining, a large lawn for children to enjoy, and a summer house tucked away at the rear. To the front, there is a driveway providing ample off-street parking.

With scope to extend further, subject to planning, this is a home that can grow with you, all set within a friendly, well-connected neighbourhood.





TOTAL FLOOR AREA: 1905 sq ft (177.0 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Memento 10/2020



- Five-bedroom 1930s Nash-built semi-detached family home in Marshalswick
- Short walk to the Quadrant Shopping Precinct with shops, cafés and amenities
- Extended kitchen/diner providing an ideal space for family living and entertaining
- Two bathrooms serving both the main and upper levels
- Generous rear garden with patio, lawn and summer house, plus off-street parking to the front
- Within easy reach of highly regarded local schools
- Bright open-plan living and dining space ideal for everyday living and entertaining
- Additional reception room suitable for dining, home office or playroom use
- Private rear garden, ideal for outdoor relaxation and family use
- EPC Awaited

