



**Connells**

Pondfield Crescent  
St. Albans



## Property Description

Set within the highly sought-after Marshalswick area, this beautifully presented 1930s Nash semi-detached family home has been extensively extended and thoughtfully modernised to provide generous, flexible living space ideal for modern family life.

The property benefits from a loft conversion along with a double-storey wrap around extension, creating five double bedrooms, including two well-appointed en suites. A renovated four-piece family bathroom and a downstairs WC, all feature under floor heating, adding a touch of luxury throughout. The exceptional loft extension with Juliet balcony provides a striking focal point and showcases stunning, far-reaching views. On the ground floor, a welcoming separate lounge provides a cosy retreat, while the heart of the home is the open-plan kitchen/diner. Designed for both everyday living and entertaining, this space boasts under floor heating and bi-fold doors that open seamlessly onto the south-east facing rear garden, flooding the room with natural light. A separate utility room adds further practicality.

Externally, the property offers off-road parking for three vehicles, while the private rear garden enjoys a sunny south-easterly aspect and features a summerhouse, perfect for home working, hobbies or relaxation.

Perfect for families, within easy walking distance of St Albans' most highly regarded schools, including Sandringham School (0.2 miles), Wheatfields Junior School (0.3 miles) and St John Fisher Primary School (0.4 miles).



## Kitchen

### Living Room

13' 1" x 11' 6" ( 3.99m x 3.51m )

### Utility Room

### WC

### Bedroom Two

13' 5" x 12' 2" ( 4.09m x 3.71m )

### En Suite

### Bedroom Three

13' 1" x 10' 2" ( 3.99m x 3.10m )

### Bedroom Four

12' 6" x 9' 10" ( 3.81m x 3.00m )

### Bedroom Five

10' 10" x 10' 2" ( 3.30m x 3.10m )

### Bathroom

### Bedroom One

19' x 11' 10" ( 5.79m x 3.61m )

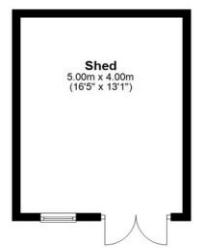
### En Suite

### Garden Room

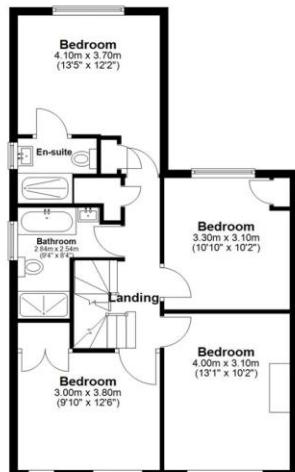
16' 5" x 13' 1" ( 5.00m x 3.99m )



**Ground Floor**  
Approx. 98.5 sq. metres (1060.5 sq. feet)



**First Floor**  
Approx. 66.1 sq. metres (711.8 sq. feet)



Total area: approx. 195.7 sq. metres (2106.4 sq. feet)

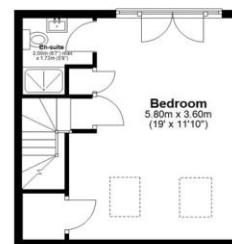
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**Second Floor**  
Approx. 31.0 sq. metres (334.0 sq. feet)



To view this property please contact Connells on

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ST ALBANS AL4 9RH

EPC Rating: C    Council Tax  
Band: E

view this property online [connells.co.uk/Property/MWK306183](http://connells.co.uk/Property/MWK306183)

Tenure: Freehold



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Property Ref: MWK306183 - 0007