



**BRADFORD  
& HOWLEY**  
HARPENDEN | MARSHALSWICK | ST ALBANS

Pondfield Crescent, St. Albans, AL4 9PE  
Guide Price £950,000



Situated in a central location, close to Sandringham and Wheatfields School is this well-presented semi-detached family home, set on a plot of 0.15 acres and offering excellent scope to extend STPP.

This charming semi-detached house boasts a delightful blend of comfort and style. The property features three spacious bedrooms, ideal for a growing family or those in search of extra space. The interior is bright and inviting, with large windows allowing plenty of natural light to flood in.

Outside, a well-maintained garden provides a peaceful retreat, perfect for enjoying the outdoors. The property also benefits from off-street parking providing convenience for the residents.

With its convenient location and attractive features, this property presents a wonderful opportunity for those seeking a cosy and welcoming home in a sought-after area close to all local amenities.

**Tenure: Freehold**  
**Council Tax Band: E**  
**EPC Rating: D**

















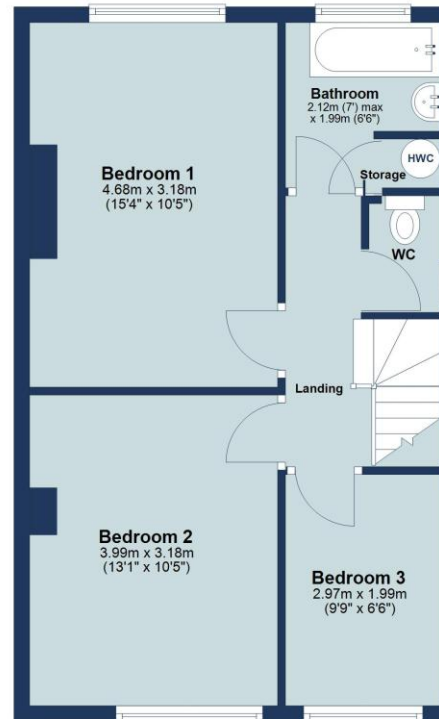
## Ground Floor

Approx. 45.8 sq. metres (493.2 sq. feet)



## First Floor

Approx. 46.3 sq. metres (497.9 sq. feet)



**Total area: approx. 92.1 sq. metres (991.1 sq. feet)**

Floor plan is for marketing purposes only and is to be used as a guide.  
Office and Store not included in the total floor area.  
Plan produced using PlanUp.

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