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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

BATCHWOOD VIEW
ST ALBANS
AL3 5TF

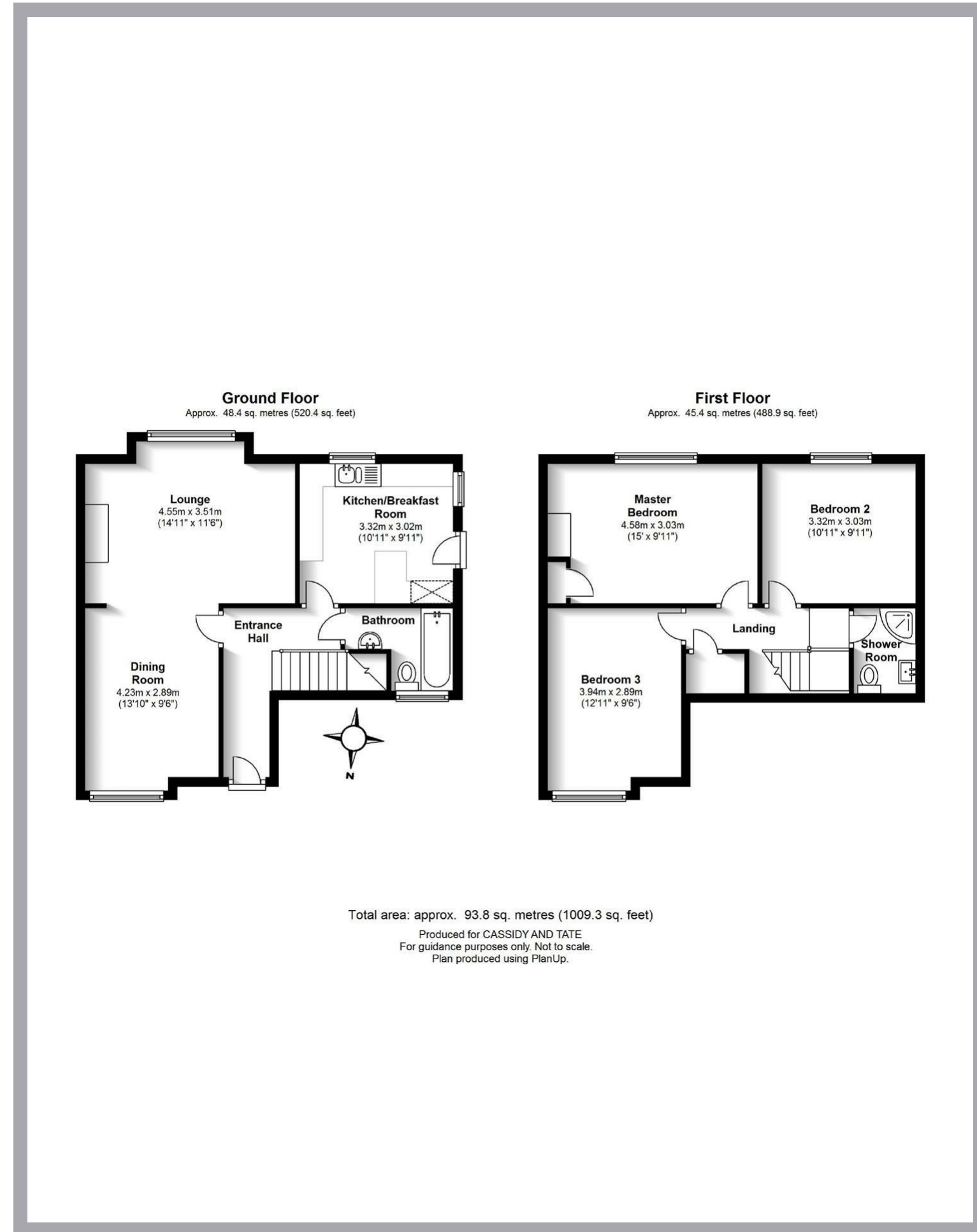
Guide Price £475,000

EPC Rating: G Council Tax Band: D



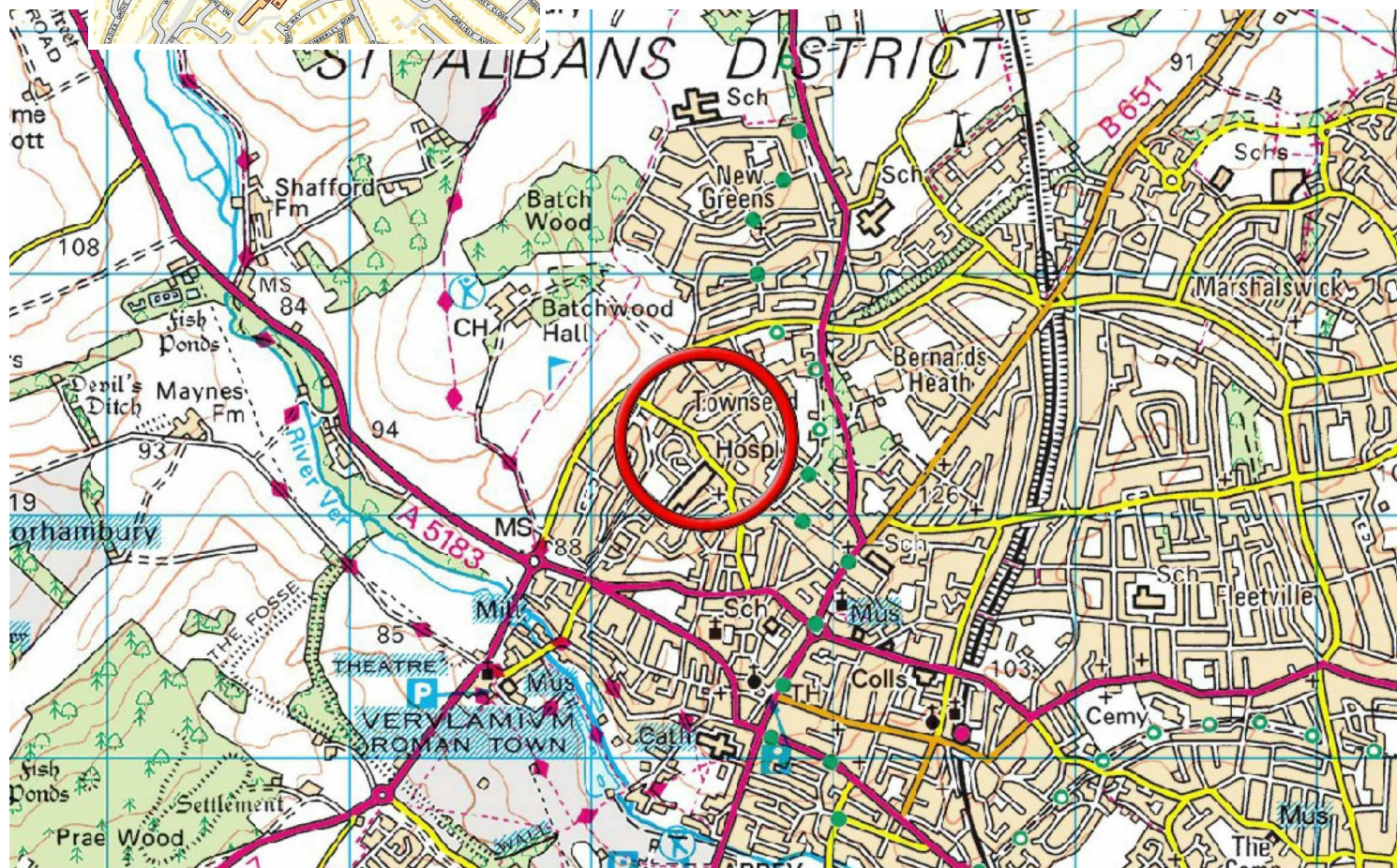
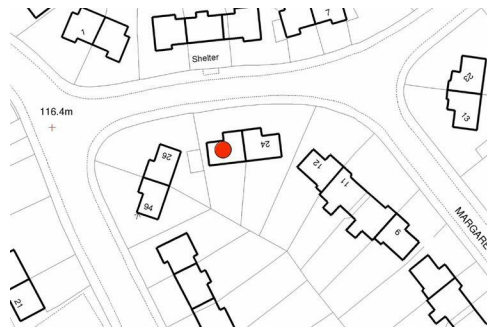
All The Ingredients Needed For A Fabulous Lifestyle

Conveniently located for excellent schools, including STAGS, good local amenities and leisure facilities is this three bedroom semi detached family home. The property features a versatile and practical floorplan with living accommodation that is both spacious and connects well. On the ground floor there is a spacious lounge which is open onto the dining room, a kitchen/breakfast room and a bathroom. Situation on the first floor, there are three good sized bedrooms and a shower room. Outside there is off street parking to the front and the rear garden is mainly laid to lawn with mature shrubs and trees. Batchwood View is suitably located for good local amenities and St. Albans city centre with its extensive shopping and leisure facilities, numerous eateries and transport links remains only a short distance away.



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



Cassidy&Tate

Specialists in Bespoke Properties

- Three Bedroom Semi
- Three Bedrooms
- Bathroom & Shower Room
- Off Street Parking To Front
- Two Reception Rooms
- Kitchen/Breakfast Room
- Family Garden
- Close To School Catchments

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	1	1
	EU Directive 2002/91/EC	





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