St Albans Office
10 High Street, St Albans
Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

Marshalswick Office
59 The Quadrant, St Albans,
Herts AL4 9RD
01727 832383
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Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

Cassidy & Tate
Your Local Experts





Award Winning Agency

BATCHWOOD DRIVE

ST ALBANS

AL3 5SB

Price Guide £1,025,000

EPC Rating: D Council Tax Band: E



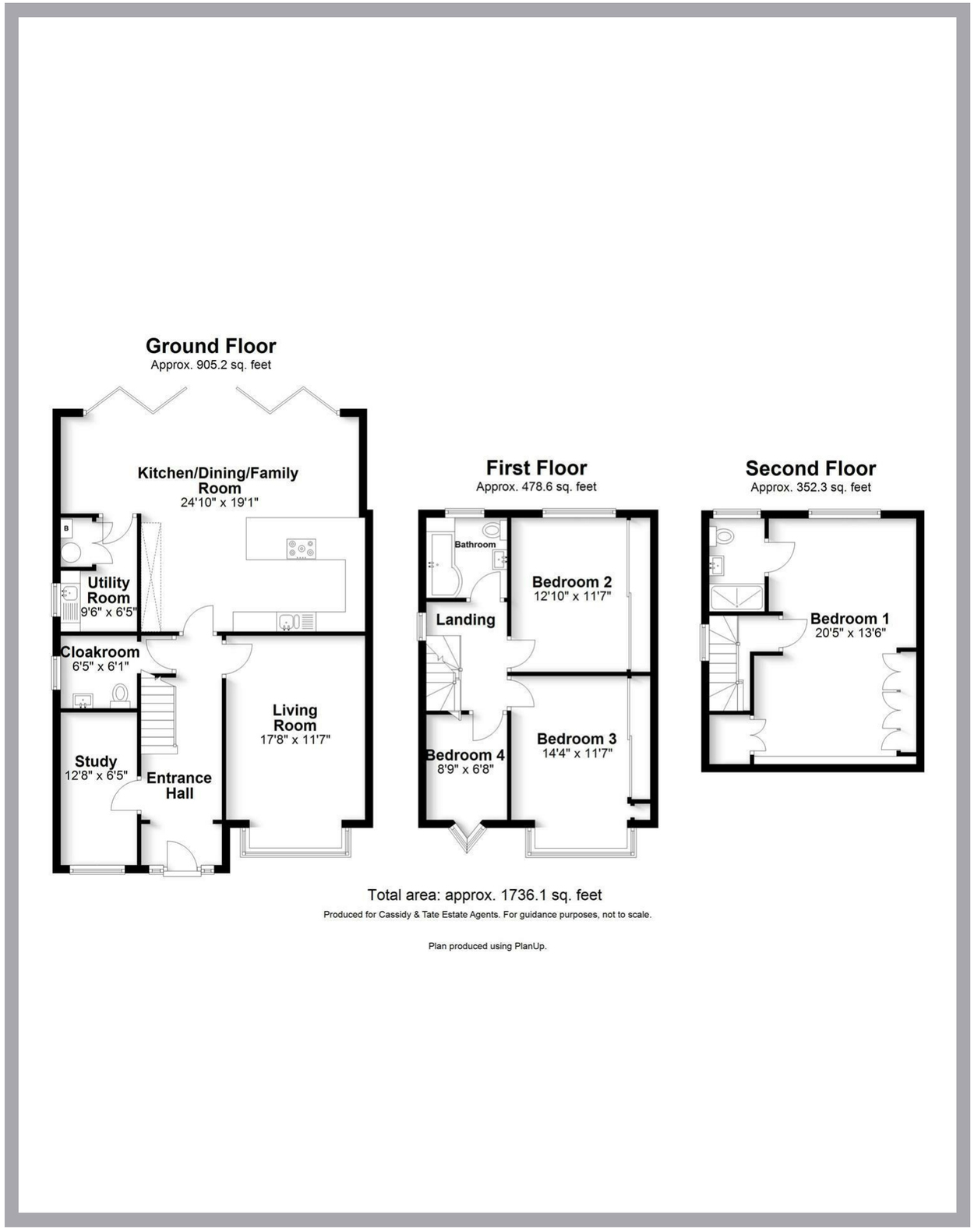
All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are delighted to offer a beautifully presented and spacious four bedroom semi detached property positioned in a popular and convenient location. Situated close to good local schools to include Garden Fields and St Albans Girls school and near to the excellent amenities of the City centre itself, makes this property an ideal family home. The property has been significantly extended and refurbished throughout to provide stylish and contemporary living accommodation to suit any potential family looking for versatile and functional living spaces. The property is arranged over three levels with the ground floor layout affording a particular well thought out design . The perfect space for family gatherings or entertaining is the superb open plan kitchen/dining/living area offering an abundance of natural light and fitted with stylish kitchen units, integrated appliances, and incorporates a feature centre island. Also to the ground floor is a living room, utility room and cloakroom. On the first floor, there are three bedrooms with family bathroom and a spacious principle bedroom with en-suite on the second floor. The attractive large garden is ideal for entertaining with a generous decking area accessed via bi folds doors and off road parking to the front. Batchwood golf course and sports centre is also within walking distance.









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.

www.cassidyandtate.co.uk

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.

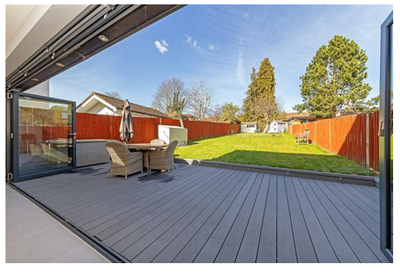
Your Local Property Experts

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



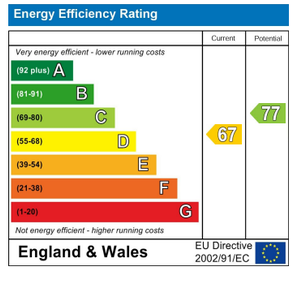






Specialists in Bespoke Properties

- Four Bedroom Home
- Generous Accommodation
- En Suite Facilities
- Near Popular Schools
- Large Garden
- Open Plan Kitchen/Diner
- Off Road Parking
- No Upper Chain



The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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