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Cassidy
&Tate
Your Local Experts



Award Winning Agency

BATCHWOOD VIEW
ST ALBANS
AL3 5TB



Cassidy&Tate

All The Ingredients Needed For A Fabulous Lifestyle

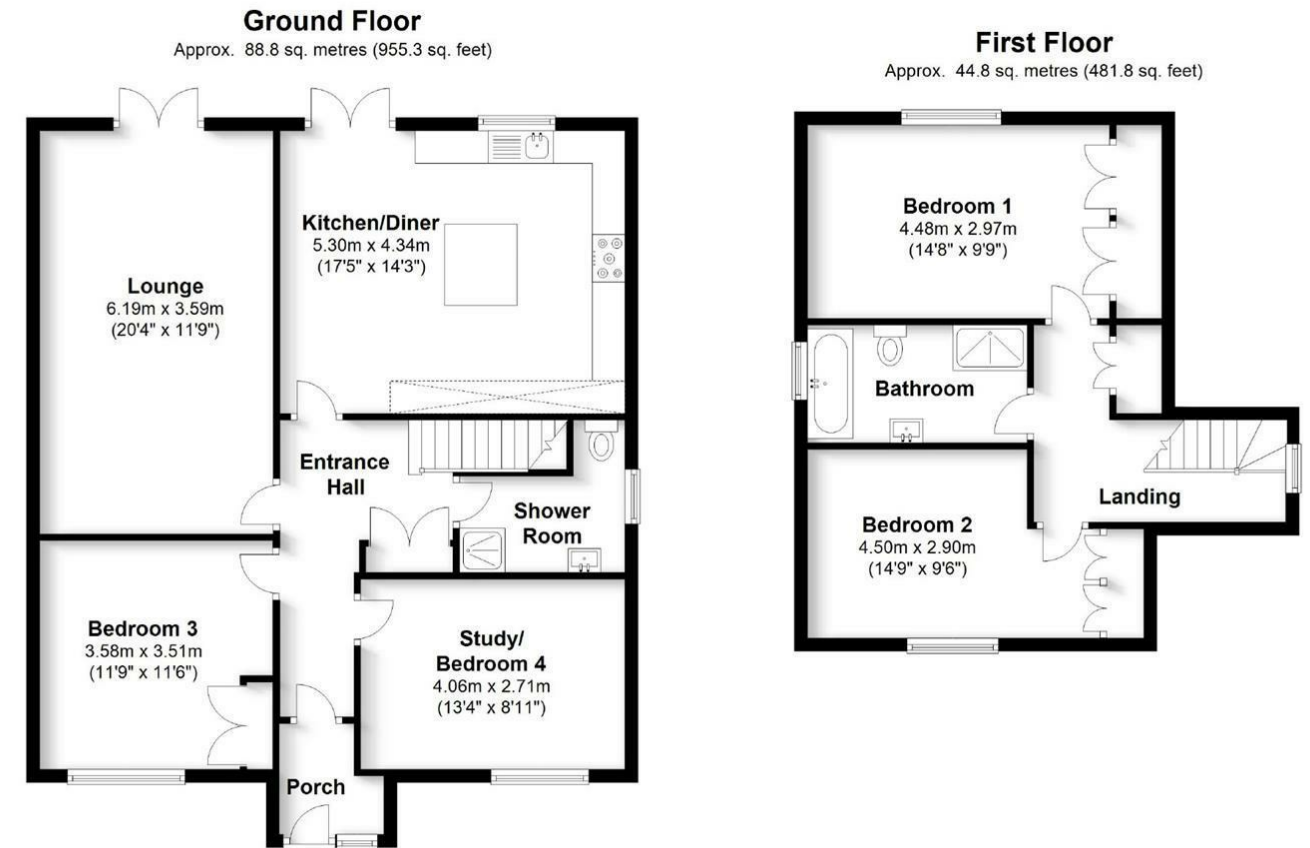
Once inside this deceptively spacious three/four bedroom detached property you will not be disappointed. Stylish modern finishes and a sophisticated décor combined with a meticulous design, is immediately apparent in this lovely family home. The property has been re-modelled to provide a high quality and comfortable two level home. Lined oak flooring flows throughout the ground floor, linking the good sized living areas and two of the four bedrooms plus a stylish shower room. The well proportioned lounge with working fireplace lends a cosy and comfortable feel whilst the modern kitchen/diner is the perfect setting for entertaining or catching up with the family. The kitchen/diner boasts high gloss units complemented beautifully by quartz work tops, a feature centre island and integrated appliances. Both living spaces have patio doors that open to the outside. One of the double bedrooms plus a study/bedroom four are located to the front of the property. On the first level a contemporary bathroom serves the master bedroom and an additional bedroom. Both bedrooms are fitted with wardrobe space. A low maintenance and private rear garden complements the property further whilst to the front of the property is a driveway providing off road parking. Batchwood View is conveniently located for excellent schools and is situated a close distance to the city centre.



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Total area: approx. 133.5 sq. metres (1437.1 sq. feet)

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For guidance purposes only. Not to scale.
Plan produced using PlanUp.

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

- Detached Property
- Two Bath/Shower Rooms
- Living Room
- Off Street Parking To Front
- Walk To Town Centre
- Three/Four Double Bedrooms
- Kitchen/Breakfast/Dining
- Fully Refurbished Throughout
- Walking To Town Centre

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	1	1
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



