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Cassidy
&Tate
Your Local Experts



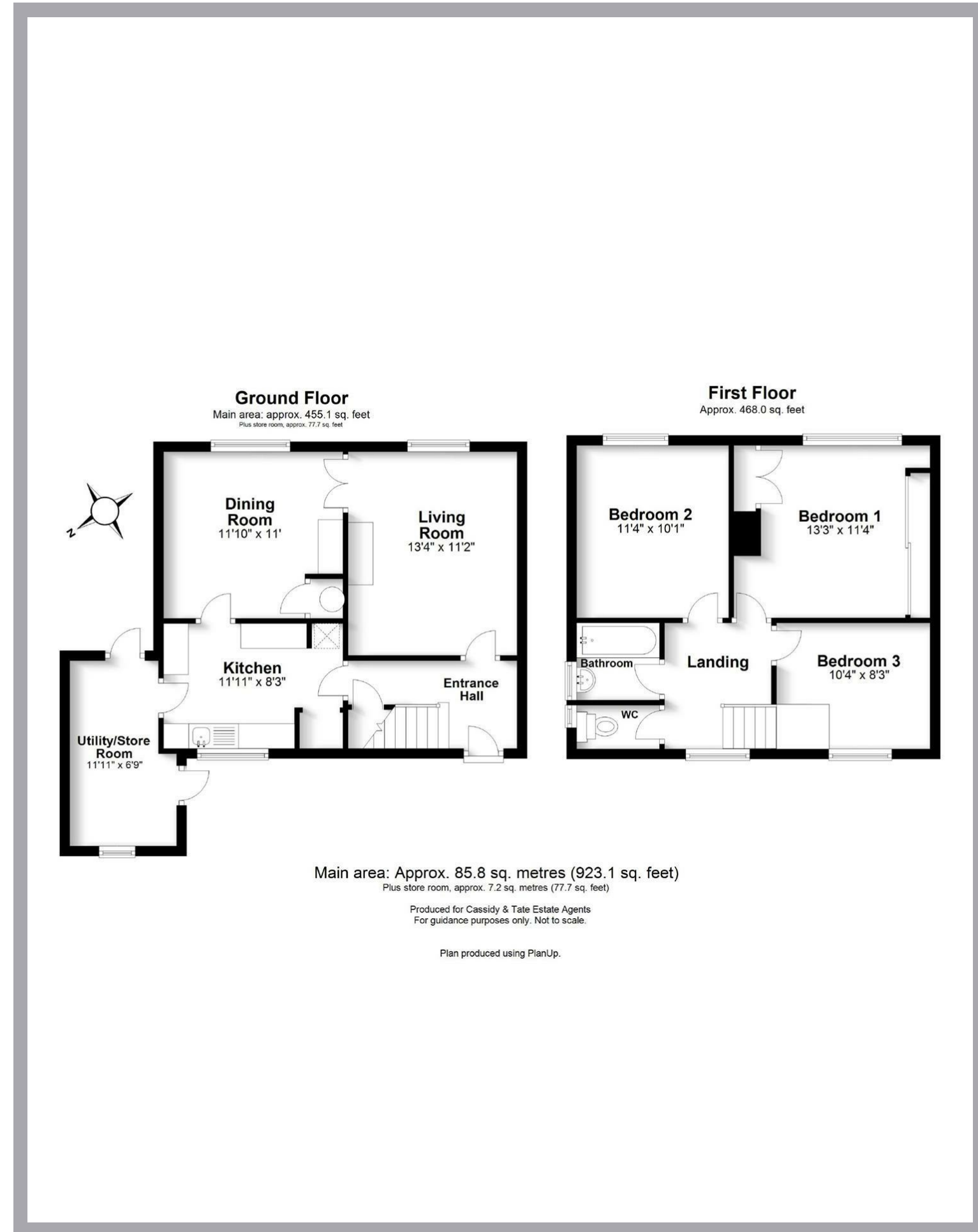
Award Winning Agency

BATCHWOOD DRIVE
ST ALBANS
AL3 5UE



All The Ingredients Needed For A Fabulous Lifestyle

Cassidy & Tate are pleased to offer for sale this three bedroom semi-detached property situated within the catchment of excellent primary and secondary schools, including STAGS (St Albans Girls School), as well as being conveniently located for the mainline railway station, linking St. Albans to London in just under 30 minutes. Well maintained living accommodation comprises of an entrance hall, kitchen, living room with connecting double doors to the separate dining room, and a useful utility/store room on the ground floor. Upstairs are three good sized bedrooms, bathroom and a separate w/c. To the rear of the property is a large, well tended and enclosed rear garden which is mainly laid to lawn. To the front is a large grass area with access to the rear. The property has significant scope to extend subject to planning consent. Batchwood Drive is within walking distance of the nearby shops, the open spaces of Batchwood golf course and Verulamium Park. St Albans city centre with its extensive shopping and leisure facilities remain only a short distance away. A further benefit is the nearby bus stops with direct access to town and station.



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



Specialists in Bespoke Properties

- Semi-Detached House
- Near to Mainline Railway
- Living Room
- Utility/Store Room
- Catchment of Good Schools
- Three Bedrooms
- Separate Dining Room
- Extension Potential (stpp)

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			
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			
EU Directive 2002/91/EC			

