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
marshalswick@cassidyandtate.co.uk

Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

Knightsbridge Office
45 Pont Street, Knightsbridge
London SW1X 0BD
020 7629 9966
26@theknightsbridgeoffice.co.uk

Cassidy & Tate
Your Local Experts

Award Winning Agency

BATCHWOOD DRIVE

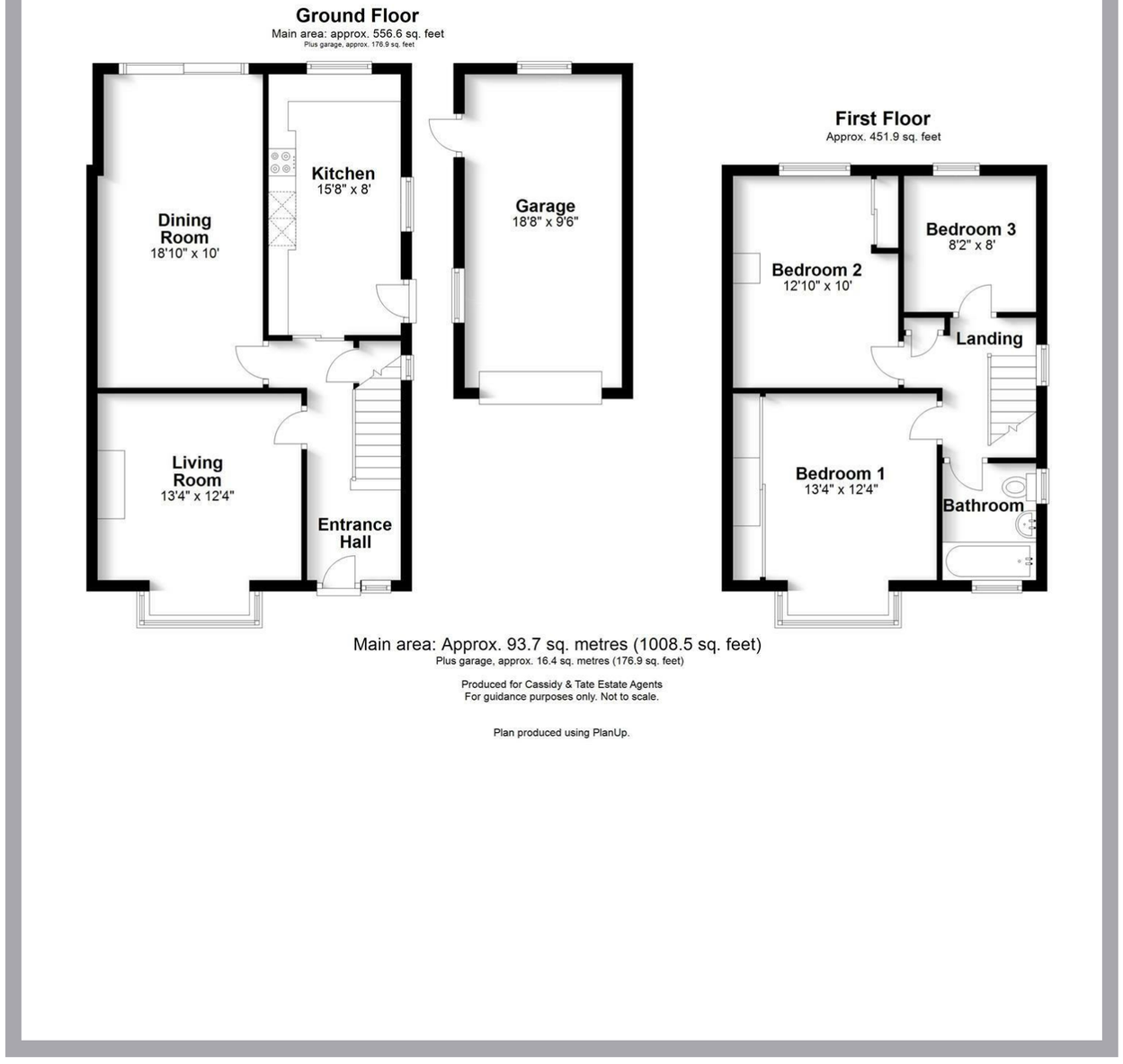
ST. ALBANS

AL3 5SA

Guide Price £825,000

All The Ingredients Needed For A Fabulous Lifestyle

This three bedroom semi detached home was built by the current vendors in 1956, it has been well maintained and occupies a substantial plot. The property requires some modernisation, but offers scope to significantly extend to the rear, side and loft subject to the standard permissions. The garden is unique as it is double plot width at the rear offering opportunity to erect a large home office, play room etc. The property is located opposite Garden Fields Primary School and is close to the secondary schools of Townsend C of E and St Albans Girls School (STAGS). The current ground floor accommodation includes two separate reception rooms with solid teak parquet flooring and a kitchen with side access to the garden. On the first floor, there are 2 large double bedrooms, a single bedroom, a bathroom and access to the loft. Batchwood Drive is approximately a 20 minute walk to the excellent amenities of the City centre to include the mainline railway station- the property is also very close to Batchwood Golf Course & Sports Centre.



Main area: Approx. 93.7 sq. metres (1008.5 sq. feet)
Plus garage, approx. 16.4 sq. metres (176.9 sq. feet)

Produced for Cassidy & Tate Estate Agents
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.

www.cassidyandtate.co.uk

Perfect Fusion of Location And Way of Living

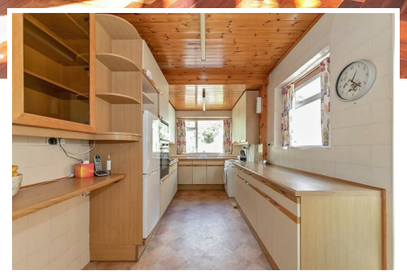
Why Cassidy & Tate

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.

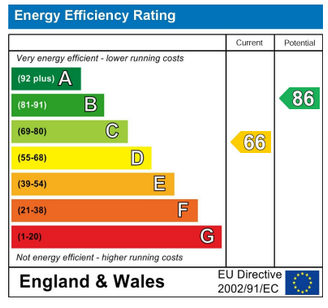
Your Local Property Experts

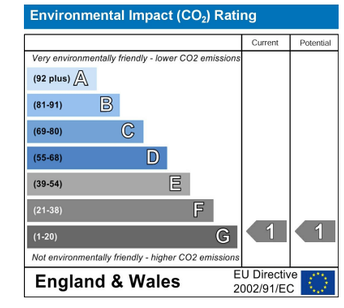
As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team 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

- Three Bedroom Semi Detached Home
- Potential To Extend
- Popular Batchwood Location
- No Upper Chain
- Large Double Plot Garden
- Sought After Schools Nearby
- Garage With Off Road Parking Parking
- Council Tax Band E





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