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Cassidy  
& Tate  
Your Local Experts



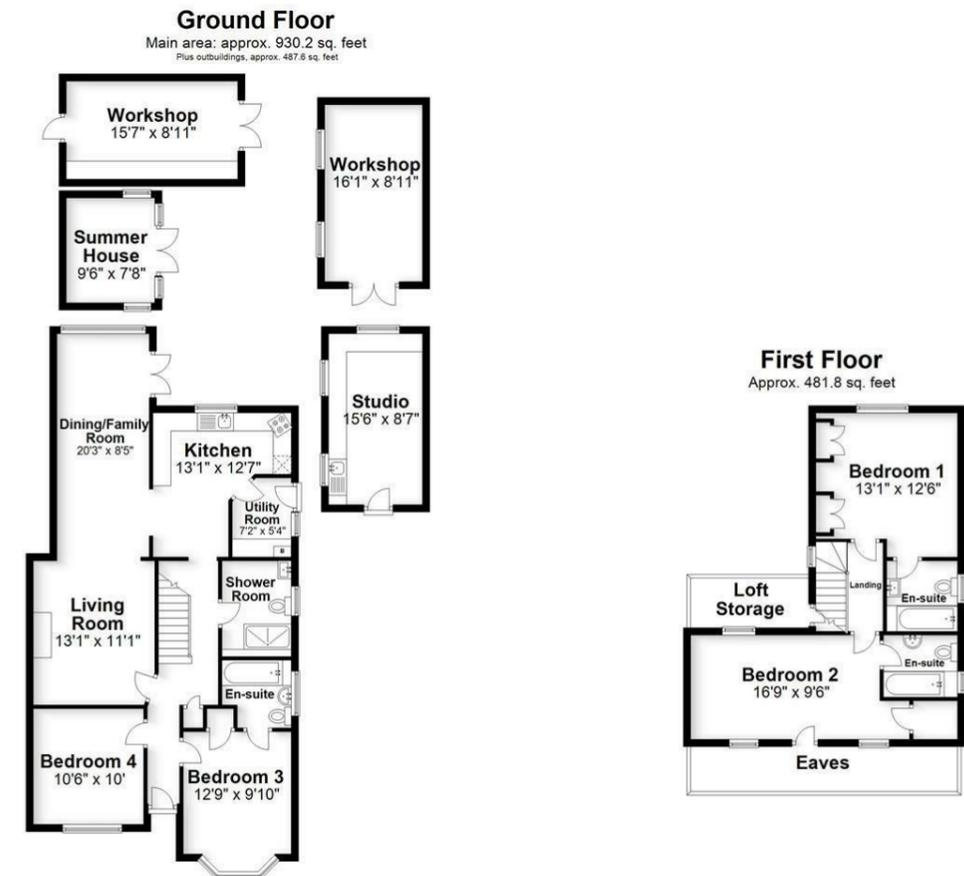
Award Winning Agency

BATCHWOOD DRIVE  
ST. ALBANS  
AL3 5SB



# 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 to provide versatile and functional living spaces. Arranged over two levels with the ground floor layout affording a particular well thought out design. Ground floor accommodation comprises: Two double bedrooms, en-suite, living room, dining/family room, kitchen, utility room and a spacious shower room. On the first floor you will find two double bedrooms, both complimented by en-suite bathrooms. The property is further enhanced by a large fully landscaped rear garden stocked with a variety of plants and shrubs, a studio with light, power and water supply. Workshops and a summer house can be found to the rear of the double width garden.



Main area: Approx. 131.2 sq. metres (1412.0 sq. feet)  
Plus outbuildings, approx. 45.3 sq. metres (487.6 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.

# 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 Bedrooms
- Off-Street Parking
- Garden Studio
- Close To City Centre
- Three En-Suites
- Double Width Garden
- School Catchment Area
- Side Access

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	59	58
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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