



109 Batchwood Drive, St. Albans, AL3 5UE

£850,000 Freehold



109 Batchwood Drive

St. Albans, AL3 5UE

A beautifully presented 3-bedroom, two-bath semi-detached family home, excellently decorated throughout, set to the north side of St Albans and conveniently located near to the highly favoured St Albans Girls School and Garden Fields School and just 1 mile from the centre of St Albans.

A welcoming entrance hall provides access to the ground floor rooms including a utility space with shower, study (or potential fourth bedroom), a large family room with bright adjoining snug area and a beautiful country cottage dining space and kitchen with bi-folding doors to the rear garden.

Stairs in the hallway lead to the first-floor and a modern family bathroom, two well-proportioned double rooms with in-built storage and great sized principal bedroom with dual aspect windows.

Externally, the property benefits a very well designed multi-tiered east facing garden with patio areas for entertaining and lawned area perfect for children to play. Side gated access leads to a front driveway with potential for 5 cars to park.





Hallway

Utility / Shower room

Study

8'9" x 9'6" (2.67 x 2.90)

Dining room

16'0" x 12'4" (4.88 x 3.78)

Kitchen

9'6" x 11'10" (2.9 x 3.63)

Lounge

16'0" x 15'1" (4.88 x 4.62)

Snug

8'9" x 15'1" (2.69 x 4.62)



FIRST FLOOR

Bathroom

Bedroom

9'6" x 11'8" (2.9 x 3.56)

Bedroom

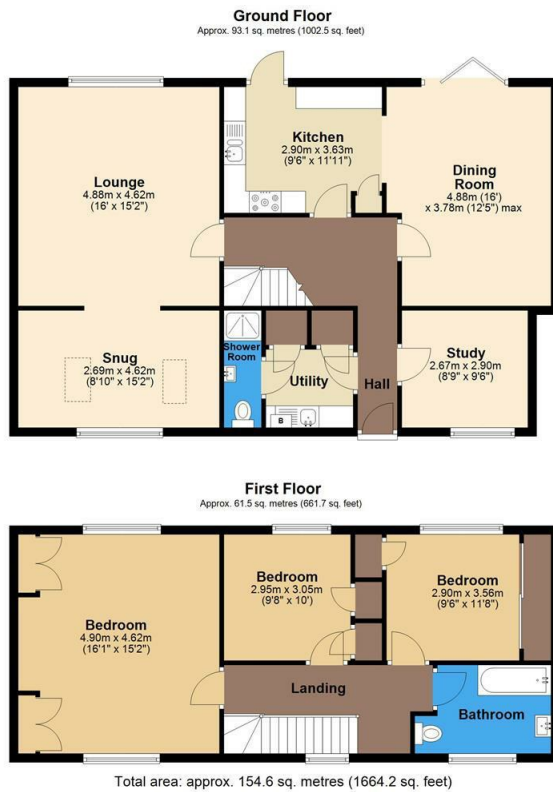
9'8" x 10'0" (2.95 x 3.05)

Bedroom

16'0" x 15'1" (4.9 x 4.62)



Floor Plan



The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

