



Connells

Batchwood Gardens
St. Albans



Property Description

Designed by Festival of Britain Architect Sir Hugh Casson, this spacious extended 5 bedroom semi-detached house in St Albans features a huge south facing rear garden (approximately 120') and large front garden with mature oak trees, garage and gated driveway. An ideal family home in a much sought after location, within easy walking distance of Garden Fields JMI School and St Albans Girls School.

This unique property is rich in character and architectural heritage. In addition to the generous living space, the property includes a garage and driveway with space for two cars. The property is partially double glazed, with several single glazed windows and a dated boiler which may require upgrading.

Lounge

The generously proportioned lounge area with open fire and parquet floor, offers a great communal space. Light floods through the patio doors, with views of the oversized rear garden.

Kitchen

The kitchen provides ample space for cooking, while looking onto your own private woodland at the front of the house!

Dining Room

The large dining room offers a light and airy space adjacent to the conservatory, illuminated by sunlight from the south facing rear garden. This room is ideal for hosting dinner parties that can extend to the large garden patio during the summer.

Bedrooms

The first floor landing leads to the family bathroom and five bedrooms, one with ensuite. A cupboard door conceals a staircase entrance to a large loft.



Entrance Hall

17' 2" x 6' (5.23m x 1.83m)

Utility

4' 5" x 6' 2" (1.35m x 1.88m)

Cloakroom

3' 10" x 4' 4" (1.17m x 1.32m)

Lounge

15' 9" x 18' 5" (4.80m x 5.61m)

Dining Room

16' 5" x 13' 4" (5.00m x 4.06m)

Kitchen

10' 10" x 8' 3" (3.30m x 2.51m)

Boiler Room

4' 4" x 1' 11" (1.32m x 0.58m)

Landing

8' 4" x 6' (2.54m x 1.83m)

Bedroom One

11' x 15' 10" (3.35m x 4.83m)

Ensuite

7' 3" x 5' 4" (2.21m x 1.63m)

Bedroom Two

10' 4" x 7' 7" (3.15m x 2.31m)

Bedroom Three

13' 1" x 9' 1" (3.99m x 2.77m)

Bedroom Four

10' 4" x 6' 9" (3.15m x 2.06m)

Currently used as an office

Bedroom Five

7' 11" x 10' 5" (2.41m x 3.17m)

Family Bathroom

7' 5" x 4' 10" (2.26m x 1.47m)

South Facing Garden

Location

With its close-knit community feel and easy access to both central London and Hertfordshire's many glorious green spaces, St Albans offers that rarest of luxuries – balance. The outdoor types can revel in the choice of leafy parks, long walks and challenging golf courses such as Green Wood Park being a stones through away.

Meanwhile, St Albans' crowning glory, Verulamium Park, offers over 100 acres of picturesque gardens, wildlife, lakes, sports facilities and tennis courts.

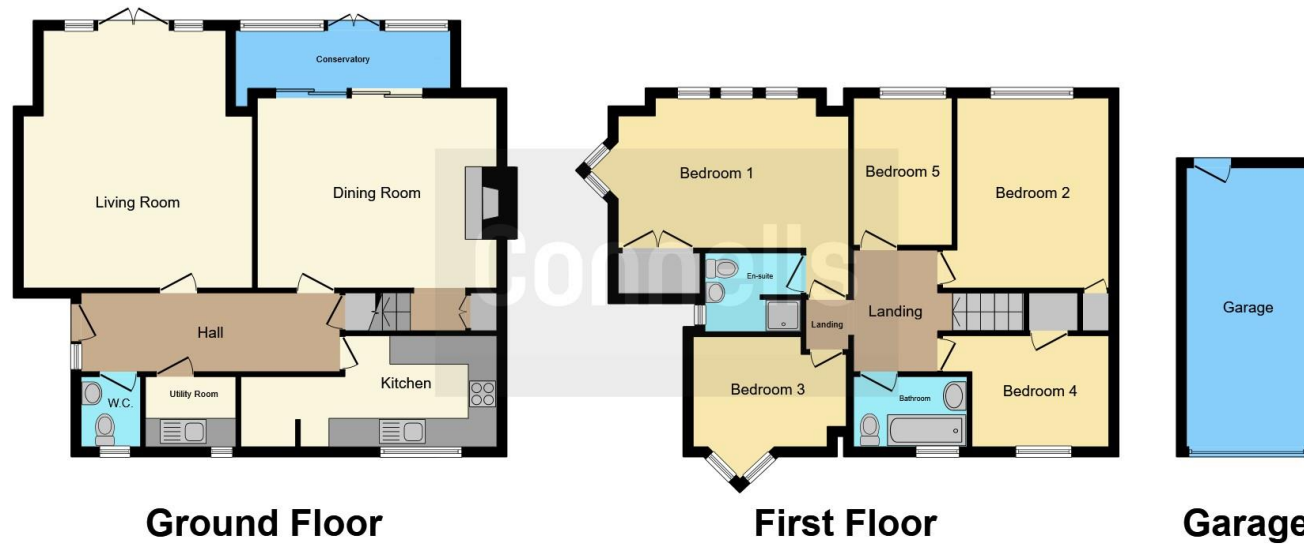
For the finer things in life, take afternoon tea in the perfectly manicured surrounds of Sopwell House, or escape for a secluded picnic for two by the river. In fact, whatever you're into, St Albans offers boundless possibilities.

Just moments from your door, discover great brunch spots and cosy pubs; lively bars and fine dining; favourite restaurant chains and unique family-run cafés; independent boutiques and can't-live-without high street shops, just half a mile away.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: Awaited

Tenure: Freehold

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