

Property details approval form

7 Batchwood Gardens, St. Albans, Hertfordshire, England, AL3 5SE

Date: 05 April 2024

Property Ref and Version: STA315732 - 0004

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Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£850,000

Tenure: Freehold

○ Key Features

- > Energy Rating: Awaited
- > FIVE BEDROOMS
- > ONE BEDROOM WITH ENSUITE
- > SOUTH FACING REAR GARDEN
- > SEMI DETACHED
- > DRIVEWAY FOR 2 CARS
- > GARAGE
- > FREEHOLD
- > POTENTIAL FOR MODERNISING

○ Short Description

This fabulous family home in St Albans offers a vast amount of space, with 5 bedrooms and a huge south facing rear garden. An impressive property offering great potential to modernise and put your own stamp on the interior presentation. Viewing highly recommended!!

○ Long 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.

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!

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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.

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.

○ Directions

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○ Room Description

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.

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○ Room Description

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○ Floor Plan



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

○ Approval

| | Signature | Date |
|---------------|----------------------|----------|
| Kerry Symmons | <i>Kerry Symmons</i> | 5.4.2024 |
| Mr R. Hands | | |