



109 Batchwood Drive, St. Albans, AL3 5UE

Guide price £825,000 Freehold



109 Batchwood Drive

St. Albans, AL3 5UE

A beautifully presented 3-bedroom (with option for 4th), two-bath semi-detached family home offered chain-free, 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 / 4th Bedroom
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



Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

