



DRUCE
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**6 Batchwood Gardens
St. Albans, AL3 5SE
Guide Price £650,000**

A spacious 3 bedroom end of terrace property designed by Sir Hugh Casson, with large mature rear garden in a small cul-de-sac set back and screened from road by mature trees within reach of City centre and mainline station into central London and close to Garden Fields JMI School and St Albans Girls School.

The ground floor has been substantially extended and there is potential to further extend (STPP). Gas radiator central heating and double-glazed windows throughout. Accommodation comprises:- entrance hall, ground floor shower room, 21'3 x 11'6 kitchen / family room with sink and cupboards, recess for appliances, 21 x 12 living room opening into large conservatory with windows to 3 sides and casement doors opening onto paved terrace & lawned mature garden, utility room with sink, cupboards, recess for washing machine & dryer, gas boiler and side door to garden.

Stairs to first floor with landing, 3 bedrooms , bathroom and separate WC. There are a number of storage cupboards and wardrobe cupboard throughout

There is a paved terrace to the front, and a side passage to impressive 70 ft mature rear garden with paved terrace, outside tap, lawn with hedged boundaries and established trees. 2 garden sheds. Detached 20 ft Garage to front with inspection pit plus drive parking.







GROUND FLOOR

Entrance Hall

Cupboard.

Shower Room

Extended Kitchen / Family room

21'x 11'6

Sink and cupboards, recess appliances.

Living room

20'7 x 12'0.

Cupboard, Fireplace with gas fire. Stairs to first floor.
Parquet floor. Opening into

Conservatory

15'3 x 11'5

Underfloor heating. Windows to 3 sides. Double doors to garden.

Utility Room

12'0 x 5'10 (3.66m'0.00m x 1.52m'3.05m)

Sink & cupboards. Gas boiler. Recess for w/m & dryer.
Door to garden.

FIRST FLOOR

Landing

Bedroom 1

10'7 x 10'2 (3.05m'2.13m x 3.05m'0.61m)

Wardrobe cupboard.

Bedroom 2

10'7 x 7'8 (3.23m x 2.34m)

Bedroom 3

10'7 x 6'6.

Bathroom

Sep W.C.

OUTSIDE

Detached Garage 20' x 8'9. Inspection pit. Drive parking.

Gardens

Front garden. Lawned with large, paved terrace.

Mature 70 ' rear garden with hedged boundaries and mature trees. Large, paved terrace, outside tap, 2 garden sheds.

Agent's Note

There is a gated path at rear from No.1 Batchwood Gardens through to No.6 Batchwood Gardens.

All Mains Services

Double glazed replacement windows. Gas radiator central heating.

EPC

Energy rating - D

Council Tax

Tax Band - D- £2,306 p.a

Agents Note

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Viewing

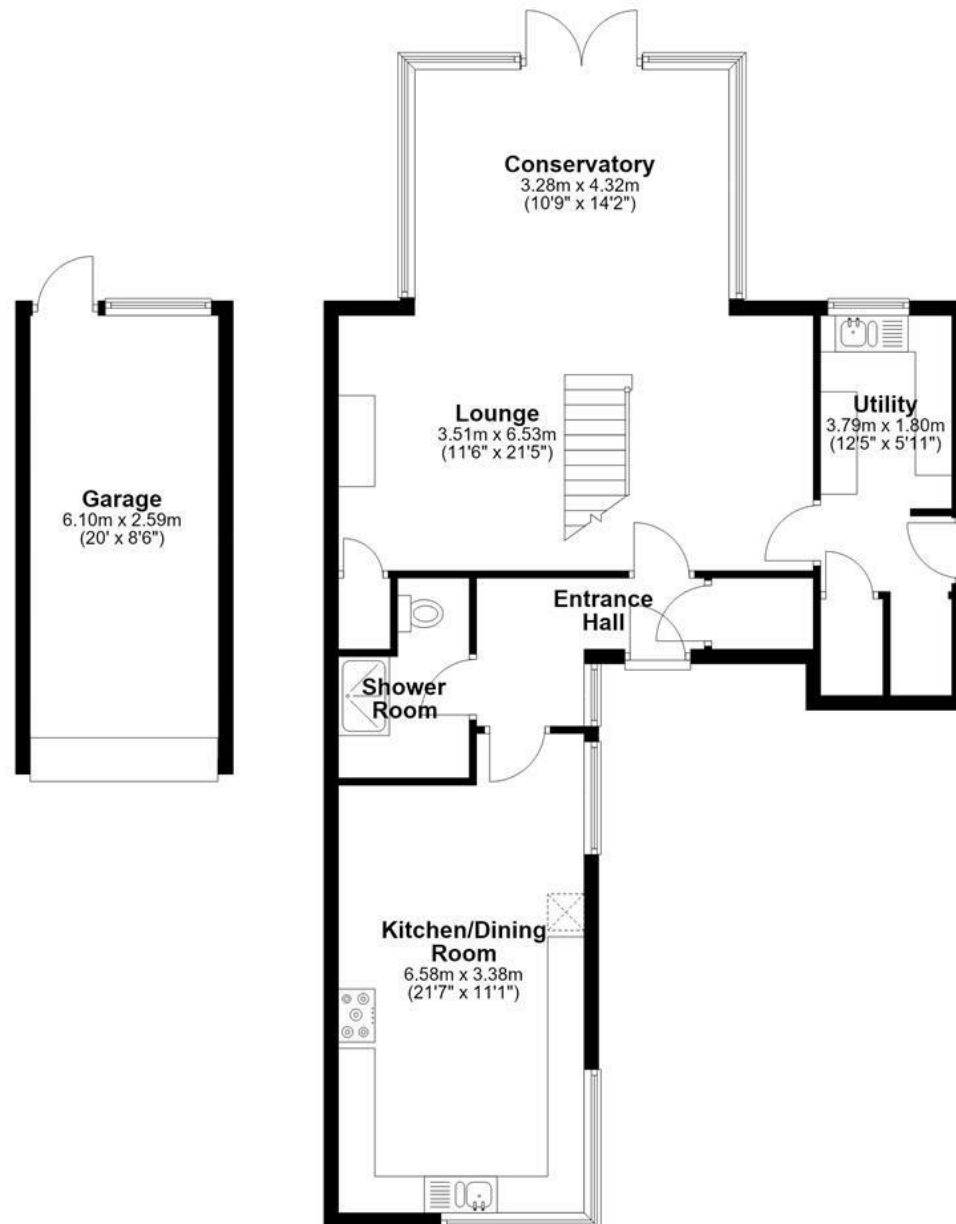
Through Druce & Partners, telephone: 01727 855232
sales@druce-partners.co.uk





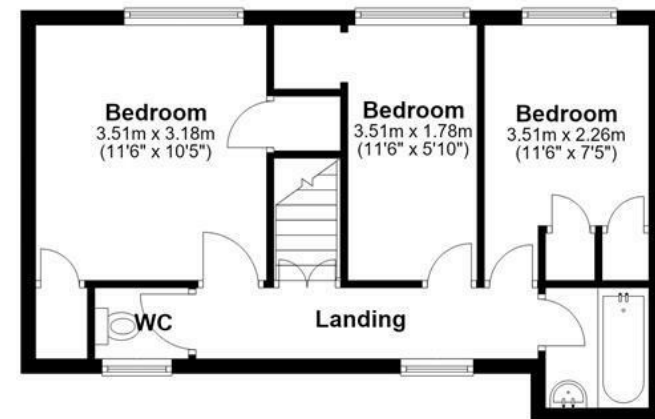
Ground Floor

Approx. 96.2 sq. metres (1036.0 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.4 sq. feet)



Total area: approx. 135.6 sq. metres (1459.3 sq. feet)

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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