



109 Batchwood Drive, St. Albans, AL3 5UE

£850,000 Freehold



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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

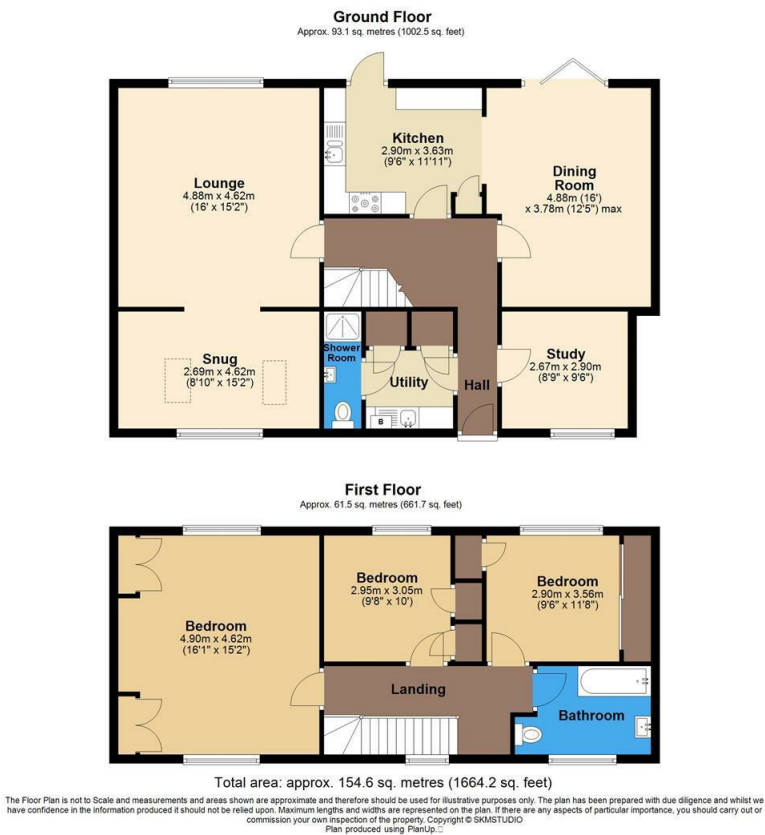
Bedroom
9'6" x 11'8" (2.9 x 3.56)

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.

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Area Map



Energy Efficiency Graph

