

79 Batchwood Drive, St Albans, AL3 5UF

Guide price £460,000 Freehold

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ESTATE AGENTS

79 Batchwood Drive

St Albans, AL3 5UF

An attractively presented two double bedroom terraced house enjoying views over open fields to the front and a generous rear garden with superb potential to extend (subject to the necessary planning permissions).

The property offers a welcoming entrance hallway with stairs rising to the first floor and doors leading to the principal rooms. The bright dual-aspect living room provides ample space for both comfortable lounge and dining areas. The stylish fitted kitchen overlooks the rear garden and features a comprehensive range of contemporary wall and base units, complemented by a wall-mounted combination boiler.

The first-floor landing provides access to two genuine double bedrooms, both benefiting from built-in wardrobes, together with a modern, stylish family bathroom.

Externally, the property is approached via a front garden and, to the rear, enjoys a wonderful, generously sized garden with a paved patio leading to an extensive lawn. There are two brick-built storage sheds, three sheds and side access to the front of the house.

Batchwood Drive is a popular location for families, ideally positioned close to highly regarded schools, including Garden Fields JMI and St Albans Girls' School. Situated on the northern side of St Albans, the property offers convenient access to the city centre, excellent transport links and a range of local amenities.

























ACCOMMODATION

Entrance Hall

Kitchen
11'9 x 9'6 (3.58m x 2.90m)

Lounge/Diner
16'0 x 11'8 (4.88m x 3.56m)

FIRST FLOOR

Landing

Bedroom
12'9 x 7'6 (3.89m x 2.29m)

Bedroom
11'7 x 9'10 (3.53m x 3.00m)

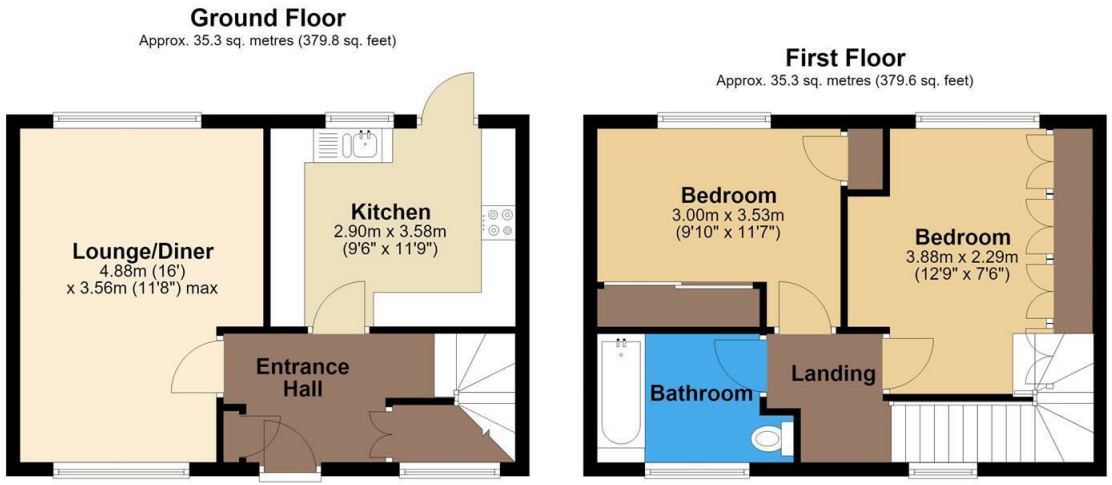
Bathroom

OUTSIDE

Frontage

Rear Garden

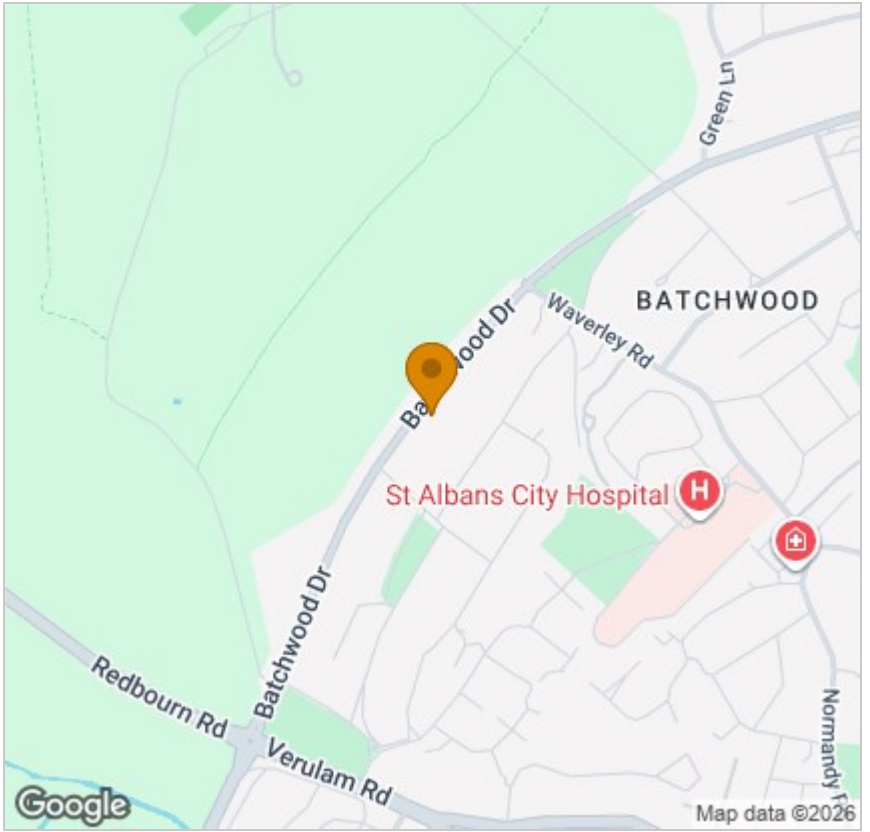
Floor Plan



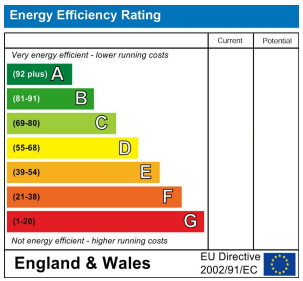
Total area: approx. 70.6 sq. metres (759.4 sq. feet)

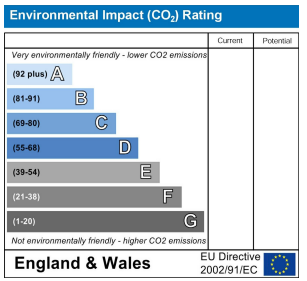
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths 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
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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.

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