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Cassidy & Tate
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Award Winning Agency

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# BATCHWOOD DRIVE

## ST. ALBANS

## AL3 5SA

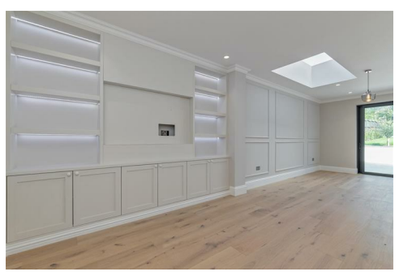
Guide Price £1,399,950

EPC Rating: C  Council Tax Band: E



# All The Ingredients Needed For A Fabulous Lifestyle

Nestled in the desirable area of Batchwood Drive, St. Albans, this stunning semi-detached house has been fully renovated to an exceptional standard, offering a perfect blend of modern living and classic charm. With five spacious double bedrooms, this property is ideal for families or those seeking ample space for guests. The house boasts three well-appointed reception rooms, providing versatile areas for relaxation, entertainment, or work. The heart of the home is undoubtedly the beautifully designed kitchen, which flows seamlessly into the dining and living spaces, creating an inviting atmosphere for gatherings. With three bathrooms, including two en-suites, morning routines will be a breeze, ensuring convenience for all residents. The thoughtful layout of the property enhances both privacy and comfort. Step outside to discover a large, fully landscaped garden, a true oasis for outdoor enthusiasts. This expansive space is perfect for children to play, hosting summer barbecues, or simply enjoying the tranquillity of nature. Additionally, the garden features a charming studio with a w/c, offering a versatile space that could serve as a home office, art studio, or guest accommodation. This property is not just a house; it is a home that promises a lifestyle of comfort and elegance in a sought-after location. With its impressive features and attention to detail, this semi-detached residence is a rare find.










Total area: approx. 2438.5 sq. feet

Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.
Garden Room included in Square Footage.

Plan produced using PlanUp.

Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

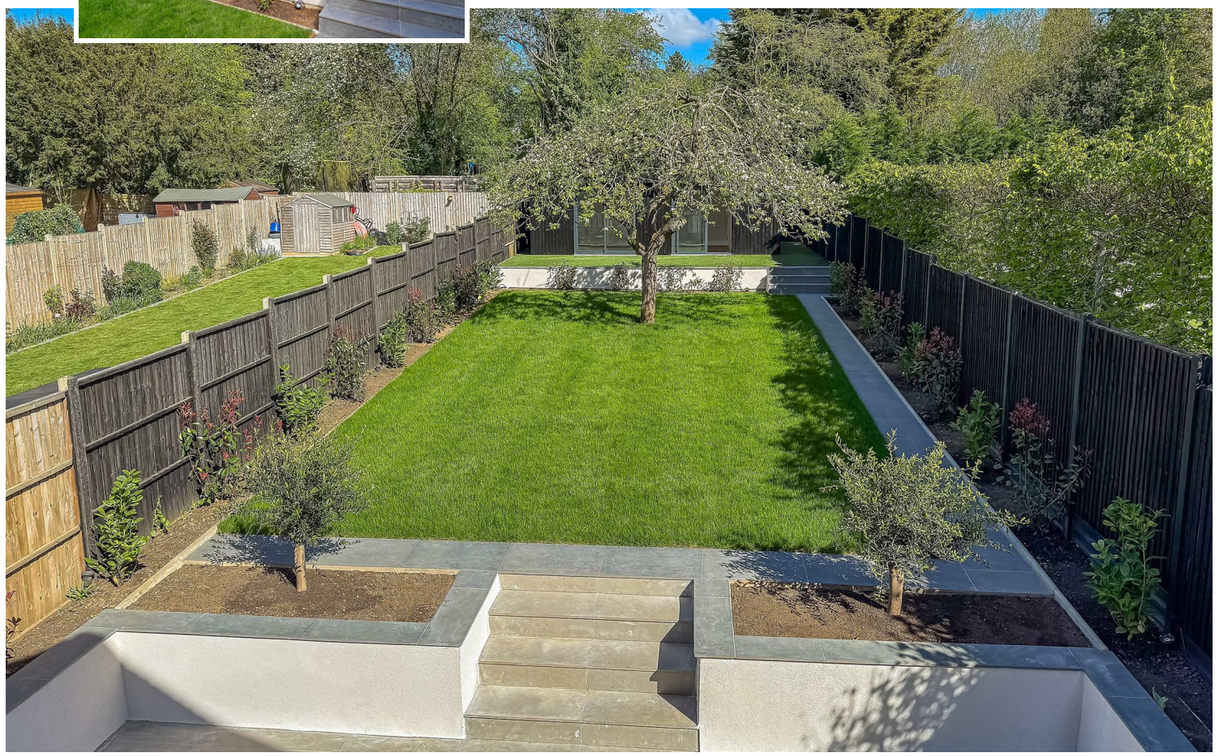


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# Perfect Fusion of Location And Way of Living







## Why Cassidy & Tate

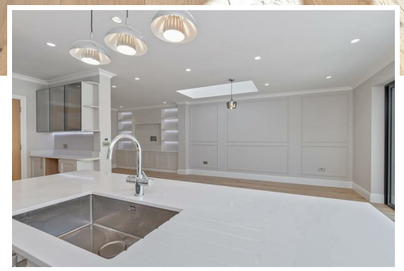
Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

## *Your Local Property Experts*

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible



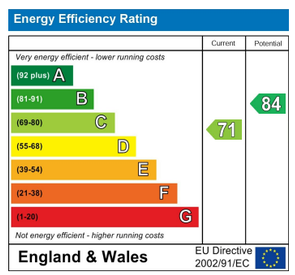






## *Specialists in Bespoke Properties*

- Five Double Bedrooms
- Landscaped Rear Garden
- Gated Driveway
- Chain Free
- Extended & Renovated
- En-Suite
- Garden Studio With W/C
- Utility Room




The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK



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