



Batchwood Drive, St Albans, AL3 5UE

Price £450,000



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This two double bedroom terraced property enjoys impressive size garden to the rear and a driveway to the front providing off street parking.

The accommodation arranged over two floors, on the ground floor there is an entrance hall, dual aspect living room and a separate kitchen / breakfast room.

Upstairs there are two bedrooms, both looking onto the rear garden and a white bathroom suite.

Batchwood Drive is a popular residential address close to nearby parks and Batchwood Golf Course, with a number of local schools close by.



ACCOMMODATION

Entrance

Steps down to front door opening into:

Entrance Hall

Staircase to first floor, window to front, radiator, doors to:

Living Room 15'11 x 11'8 (4.85m x 3.56m)

Dual aspect with windows to front and rear, two radiators, laminate wood flooring.

Kitchen / Breakfast Room 11'11 x 9'5 (3.63m x 2.87m)

Range of wall, base and drawer units, work surface over, electric hob, oven under, light and filter unit over, integrated washing machine, integrated low level fridge and freezer, tiled floor, radiator, window to rear, door to garden.

FIRST FLOOR

Landing

Access to loft, window to front, doors to:

Bedroom One

Double bedroom, laminate wood flooring, radiator, fitted wardrobes, window to rear.

Bedroom Two

Double bedroom, laminate wood flooring, fitted wardrobes, window to rear.



Bathroom

White suite, low level wc, wash handbasin, bath, separate shower cubicle, window to front, tiled walls and floor, spotlights.

EXTERIOR

Driveway

To the front of the property is a block paved driveway providing off street parking.

Rear Garden

Southeast facing rear garden, lawn, patio area, brick built sheds, summerhouse, gated side access.

Viewing Information

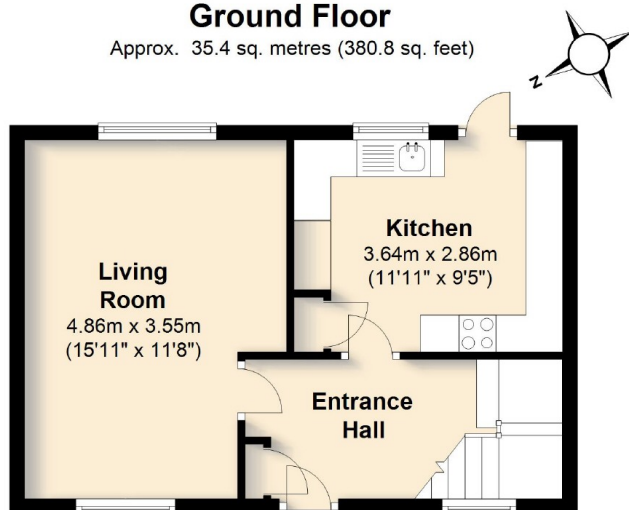
BY APPOINTMENT ONLY THROUGH PUTTERILLS, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

Environmental Impact Rating

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

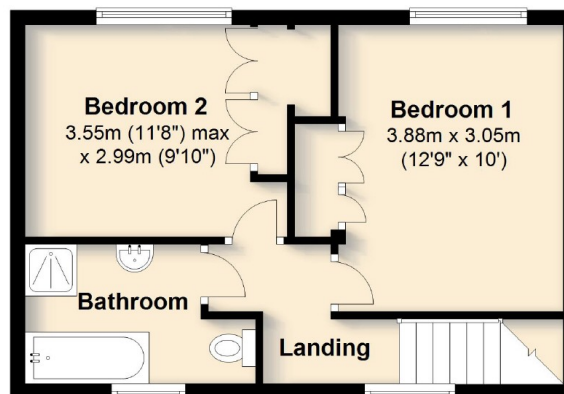
Ground Floor

Approx. 35.4 sq. metres (380.8 sq. feet)



First Floor

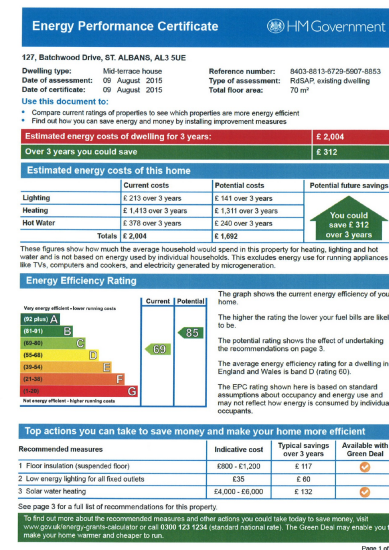
Approx. 35.8 sq. metres (385.6 sq. feet)



Total area: approx. 71.2 sq. metres (766.3 sq. feet)

Not to Scale. For identification purposes only.

Plan produced using PlanUp.



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