



Batchwood Drive, St Albans, AL3 5SB

Price £600,000



## Batchwood Drive, St Albans, AL3 5SB

An attractively presented three bedroom semi-detached house ideally placed within walking distance of Garden Fields and Stags schools, making this an excellent property for families. The property enjoys an impressive open plan kitchen / diner / conservatory which opens directly onto the rear garden. Furthermore there is also a separate living room and a ground floor cloakroom. On the first floor there are three bedrooms and a bathroom. Externally the property benefits from a driveway providing off street parking and a garden to the rear.

Batchwood Drive is located on the north side of the city, close to Batchwood golf course and tennis centre and a shopping parade on Beech Road.



## ACCOMMODATION

### Entrance

Front door opening into:

### Entrance Hall

Spotlights, window to front, wood flooring, radiator, doors to:

### Cloakroom

Low level wc, washbasin, window to side.

### Living Room 12' x 11'4 (3.66m x 3.45m)

Window to front, spotlights, radiator, open fireplace.

### Kitchen/Diner 13'4 max x 18'3 max (4.06m max x 5.56m max)

Impressive open plan space adjoining the conservatory with a range of modern wall, base and drawer units, work surface over, inset sink with mixer tap, integrated dishwasher, four ring electric hob, separate eye level oven and microwave, spotlights, window to side, wood flooring, radiator, space for table and chairs opening into:

### Conservatory 9'6 x 17'2 (2.90m x 5.23m)

Used as a family room opening directly onto the garden.

## FIRST FLOOR

### Landing

Access to loft, window to side, spotlights, doors to:

### Bedroom One 11'4 x 12' (3.45m x 3.66m)

Double bedroom, window to front, radiator, spotlights.

### Bedroom Two 13'4 x 10'9 (4.06m x 3.28m)

Double bedroom, window to rear, radiator, spotlights and built in cupboard..



### Bedroom Three 10'2 x 7'1 (3.10m x 2.16m)

Radiator, window to rear, spotlights.

### Bathroom

White suite comprising low level wc, wash basin, bath with mixer tap, window to front, tiled walls and floor, chrome radiator, spotlights.

## EXTERIOR

### Rear Garden

The rear garden extends approximately 80ft, extensive lawn, decked area, outside tap, gated access to side.

### AGENTS NOTE

The current owners own approximately 50ft of the rear garden. The remaining

30ft is used on licence. Further details of this are available on request.

### Storage Shed 18'8 x 8'2 (5.69m x 2.49m)

### Viewing Information

BY APPOINTMENT ONLY THROUGH PUTTERILLS OF HERTFORDSHIRE, 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.

