Collinson Hall

Batchwood Drive, St. Albans, Hertfordshire, AL3 5UF

An extended family home offering GENEROUS LIVING SPACE for the growing family.Close to PARKS and GREEN SPACES, useful LOCAL SHOPS and within walking distance to the vibrant CITY CENTRE. With FANTASTIC TRANSPORT LINKS and CATCHMENT to some of the BEST LOCAL SCHOOLS.

Guide Price: £600,000

Positioned with easy reach of St Albans City Centre, Batchwood Golf Course and STAGs Secondary school this terrace property has been extended to the ground floor and offers three reception rooms, spacious kitchen and shower/cloakroom to the ground floor with three good size bedrooms and family bathroom to the first floor. The property offers front and rear gardens with garage to the rear. There is a service charge payable to St. Albans District Council for the right of access to the rear of the property – details available on request.

EPC Rating: C 69
Council Tax Band: D

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Entrance Hall

Kitchen *3.95m x 3.78m (13' x 12'5")*.

Office *2.44m x 1.77m (8' x 5'10")*.

Living Room *5.04m x 2.93m (16'6" x 9'7")*.

Shower Room

Bedroom 4 *3.39m x 3.30m (11'1" x 10'10")*.

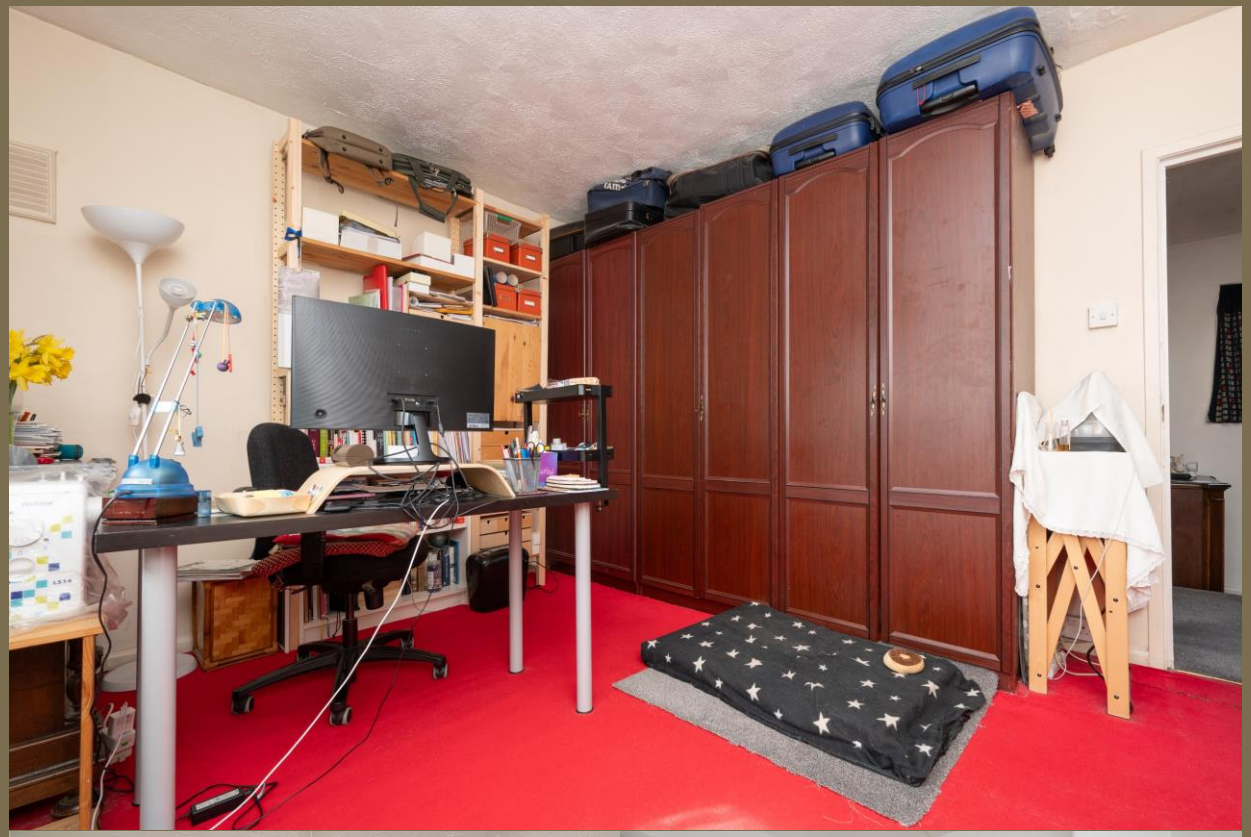
Bedroom 1 *3.91m x 3.30m (12'10" x 10'10")*.

Bedroom 2 *3.78m x 3.36m (12'5" x 11')*.

Bedroom 3 *2.93m x 2.30m (9'7" x 7'7")*.

Bathroom

Garden



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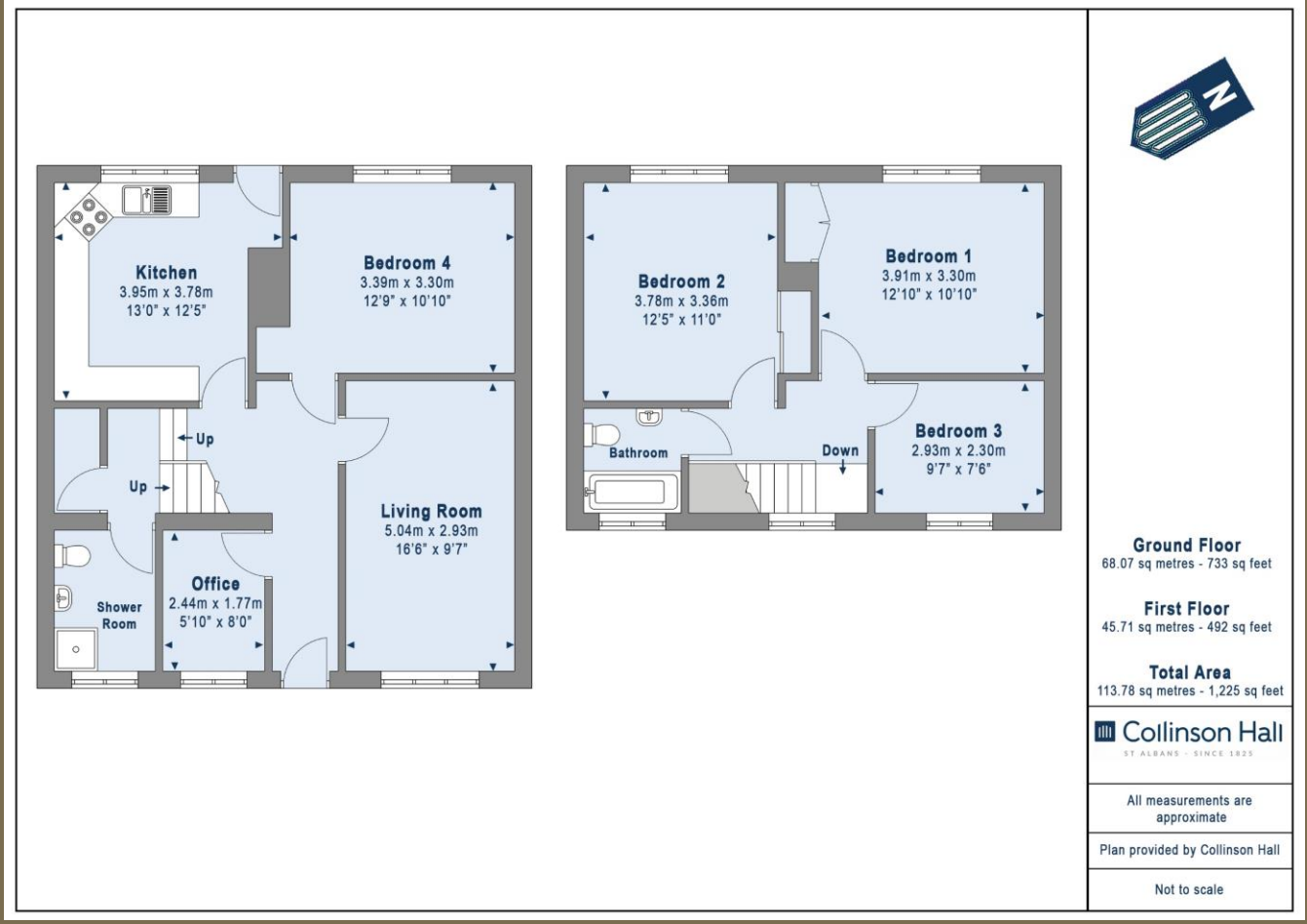

PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.

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