



Patricia Battersby

925-330-6663

pb@patriciabattersby.com

BRE# 00854469

Ashley Battersby

925-323-9955

ashley@patriciabattersby.com

BRE# 01407784



www.patriciabattersby.com



**Happy Valley
Great Style with Tradition**

1257 Panorama Drive, Lafayette



4 Bedrooms 3.5 Baths 3421* Sq Ft Single Story .8 Acre**
Gated Private Estate Setting Lovely Gardens Level Yards
Views of the Surrounding Hills



Nestled in the heart of desirable Happy Valley on almost an acre, this beautifully updated traditional home with crisp white trim and detailing has timeless style and classic design. Complete with a thoughtfully planned single story floor plan, high ceilings, walls of glass, bay and double hung windows, the home beautifully integrates light and spaciousness with seamless indoor/outdoor living. With a gated driveway entrance, this special property has a charming front entry with traditional white fence and railing, brick lined pathways to brick front porches, level yards, a patio with an outdoor used brick fireplace, and lush natural landscaping.

The location is ideally situated close to Happy Valley Elementary School, walking pathways, trail to Briones Regional Park, vibrant downtown Lafayette, and easy BART and highway access.



*Per Seller Plans **Per Tax Records

