



3 Springfield Road, St. Albans, AL4 0HH

Guide price £490,000 Freehold



### 3 Springfield Road

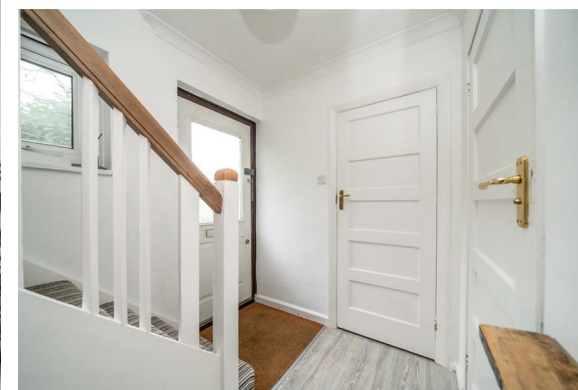
St. Albans, AL4 0HH

A wonderful three bedroom terraced house with a generous garden situated on a quiet cul-de-sac in the Smallford area of St Albans.

The accommodation begins with a welcoming hallway, stairs leading up to the first floor and doors to rooms. The ground floor comprises of a bright and spacious living area that extends into a conservatory presented as a dining area with underfloor heating and double doors opening out onto a patio area. There is a fitted kitchen with a range of wall and base units, some integrated appliances and recess for white goods finished with stylish blue tiling. A bathroom, separate W.C and under stairs storage concludes the ground floor. To the first floor there are three very good sized bedrooms with fitted wardrobes and storage. There is also a loft hatch and ladders that lead in to a loft room with electricity and lighting.

Externally the property is approached by a paved walkway and a lawn surrounded by mature shrubs and trees enclosed by picket fencing. To the rear is a generous south-facing garden with a patio, a lawn, mature shrubs and trees with access to the front via a side gate and a shared alley way. The rear garden also benefits from a workshop outbuilding that provides electricity and a log burner which presents many useful opportunities and scope to convert it a home office.

Springfield Road is situated in Smallford, a popular residential area to the east of St. Albans with easy access to St Albans City centre, the M25 & M1 motorway network and open countryside.





## ACCOMMODATION

Hallway

W.C

Bathroom

Sitting Room

13'11 x 9'6 (4.24m x 2.90m)

Conservatory

8'11 x 9'3 (2.72m x 2.82m)

Kitchen

10 x 10'9 (3.05m x 3.28m)

## FIRST FLOOR

Master Bedroom

13'11 x 9'6 (4.24m x 2.90m)

Bedroom Two

8'8 x 11'7 (2.64m x 3.53m)

Bedroom Three

8'4 x 11'1 (2.54m x 3.38m)

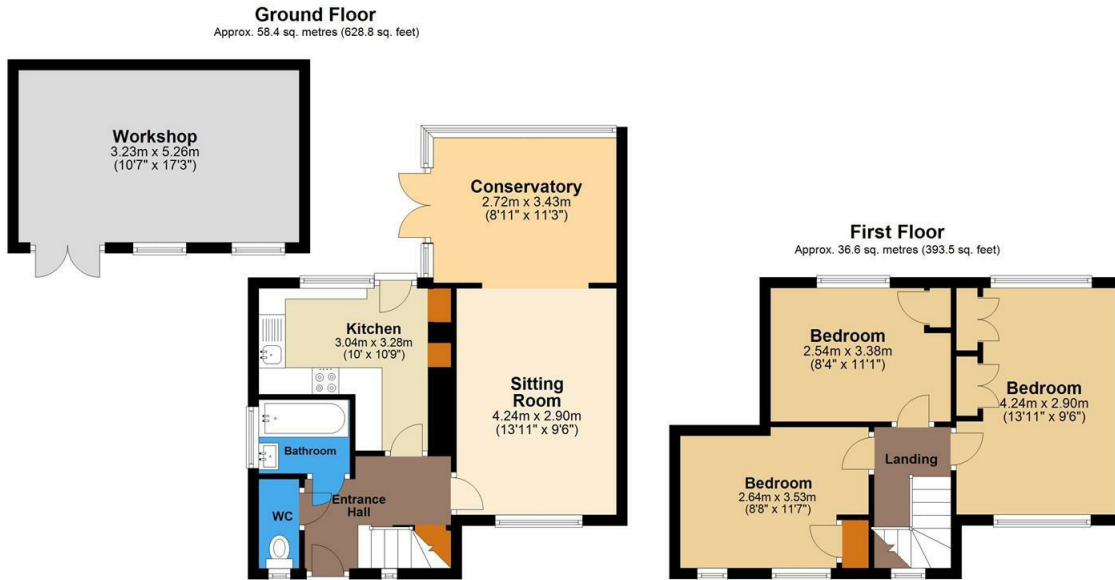
## EXTERNALLY

Rear Garden

Workshop

10'7 x 17'3 (3.23m x 5.26m)

## Floor Plan



Total area: approx. 95.0 sq. metres (1022.2 sq. feet)

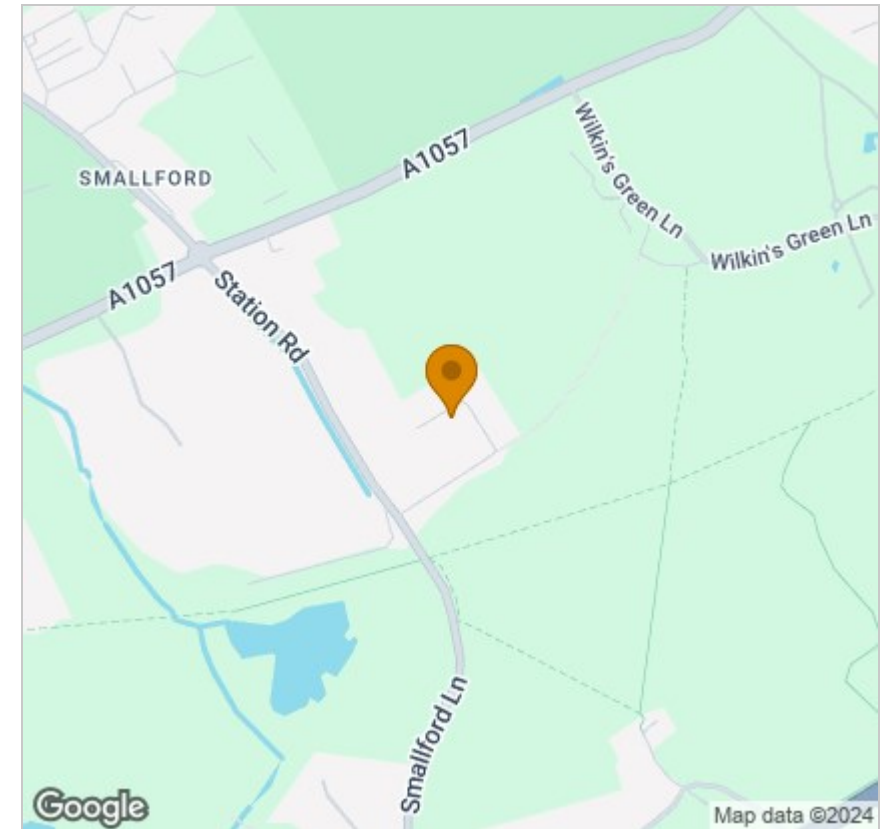
Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.

## Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

