



28 Springfield Road, St. Albans, AL1 5LY

Guide price £500,000 Freehold



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St. Albans, AL1 5LY

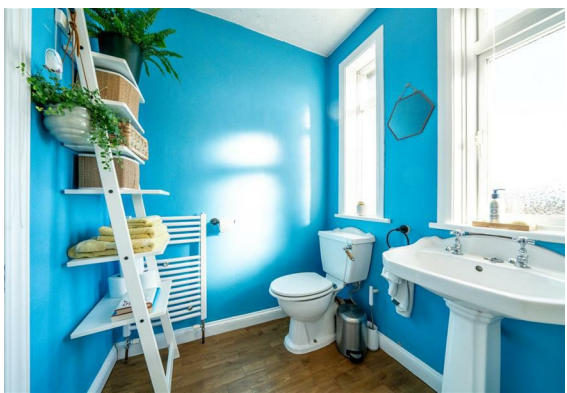
This charming two-bedroom home is thoughtfully designed and offers spacious living in a peaceful cul-de-sac, just a 15 minute walk from the mainline train station. With off-street parking at the front and a lovely rear garden with a versatile garden room, there's also the exciting possibility to extend to the rear (subject to planning approval).

Upon entering, you're welcomed by a bright entrance hall with stairs to the first floor and access into the stylish lounge boasting a herringbone Amtico floor, creating a warm, inviting atmosphere. From here, you'll find the superb kitchen/diner, complete with a shaker-style kitchen, wooden worktops, a Belfast sink, and space for appliances. The continuation of the wood floor ties the space together, and dual windows along with a door lead out to the garden, enhancing the flow of light and indoor-outdoor living.

Upstairs, the landing provides access to a spacious principle bedroom with built-in storage and a second bedroom with a lovely view of the rear garden and adjacent allotments. The family bathroom features a bath with a shower above, a basin, and a W.C.

Externally, the property offers off-street parking via a paved driveway leading to the front of the house, while the rear garden includes a patio area, a lawn, and a path that leads to a further decked patio and an impressive garden room, complete with light and power, plus an additional storage shed to the side.

Located on Springfield Road, this home is perfectly positioned close to excellent local amenities, including the highly-rated Cunningham Hill Primary School and Samuel Ryder Senior School, along with a range of local shops, parks, and the mainline train station.





ACCOMMODATION

Lounge

13'0 (max) x 11'10 (3.96m (max) x 3.61m)

Kitchen/Diner

16'1 x 9'9 (4.90m x 2.97m)

FIRST FLOOR

Landing

Bedroom

13'0 x 11'10 (3.96m x 3.61m)

Bedroom

10'0 x 8'1 (3.05m x 2.46m)

Bathroom

OUTSIDE

Frontage

Rear Garden

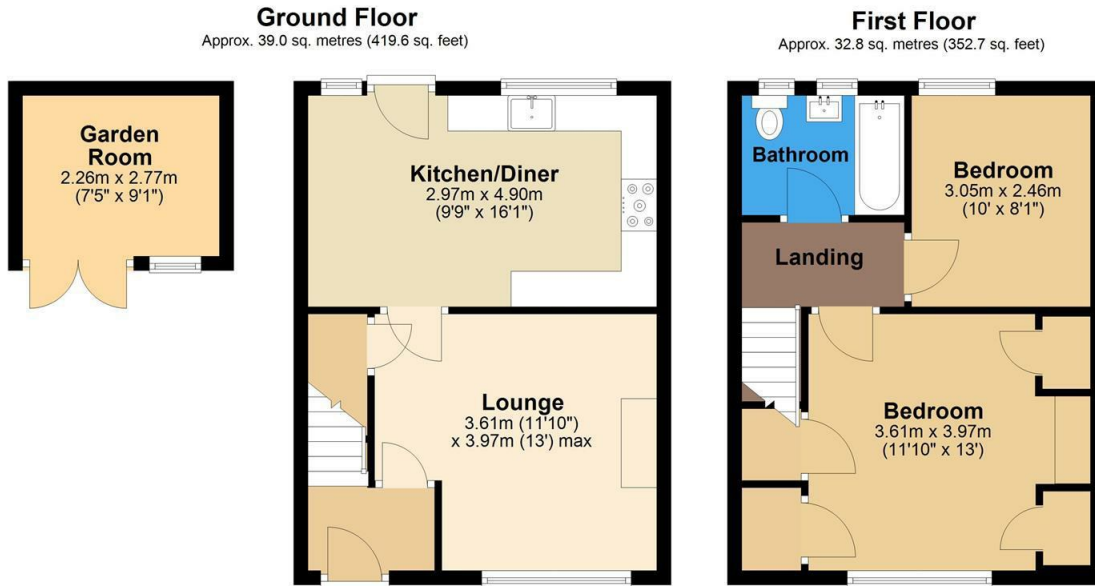
62'4" (19)

Garden Room

9'1 x 7'5 (2.77m x 2.26m)



Floor Plan



Total area: approx. 71.7 sq. metres (772.3 sq. feet)

Viewing

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

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Area Map



Energy Efficiency Graph

