



**Connells**

Springwood Walk  
St. Albans



### Property Description

This 'Nash Built' three bedroom semi-detached family home comprises of an entrance hall, kitchen, dining room and lounge on the ground floor and then three bedrooms, a bathroom and separate wc on the first floor. Externally there is a driveway to the front of the property, a garage and an enclosed rear garden.

Springwood Walk is in a quiet cul-de-sac location in the highly sought after area of Marshalswick in St Albans, renowned for its outstanding schools including Sandringham and Beaumont among others. Close by to local amenities including The Quadrant shopping centre which boasts a large selection of local shops and eateries including a Marks and Spencer food hall. St Albans City Centre is less than two miles away and provides an excellent selection of shopping and leisure facilities along with a mainline railway station to London St Pancras. This really is a superb family home in an excellent location.

### Entrance Hall

Under stairs cupboard, coving to the ceiling, dado rail, radiator and carpet.

### Lounge

12' 8" x 13' max ( 3.86m x 3.96m max )  
Window to the front, coving to the ceiling, radiator and carpet.

### Dining Room

12' 9" x 13' 1" max ( 3.89m x 3.99m max )  
Sliding doors to the rear, coving to the ceiling, radiator and carpet.

### Kitchen

18' 1" max x 15' 1" max ( 5.51m max x 4.60m max )  
Window to the rear and side, door to the rear, coving to the ceiling, fitted kitchen with an array of wall and base units, work surface, sink and drainer, tiled splash back, cooker

hood, space for cooker, washing machine, dishwasher and tumble dryer, boiler, radiator and laminate flooring.

### Landing

Window to the side, coving to the ceiling, access to the loft which is boarded with power, light and ladder.

### Bedroom One

12' 8" x 11' 4" max into built in wardrobe ( 3.86m x 3.45m max into built in wardrobe )  
Window to the front, coving to the ceiling, radiator and carpet.

### Bedroom Two

12' 9" x 11' 4" ( 3.89m x 3.45m )  
Window to the rear, coving to the ceiling, radiator and carpet.

### Bedroom Three

9' x 7' 6" ( 2.74m x 2.29m )  
Window to the front, coving to the ceiling, radiator and carpet.

### Bathroom

Window to the side and rear, coving to the ceiling, wash hand basin in vanity unit, bath with shower over. airing cupboard, heated towel rail, laminate flooring.

### WC

Window to the side, wc, coving to the ceiling and laminate flooring.

### Rear Garden

Laid to lawn with patio and stone areas, pond, flower beds, fences to the borders, side access.

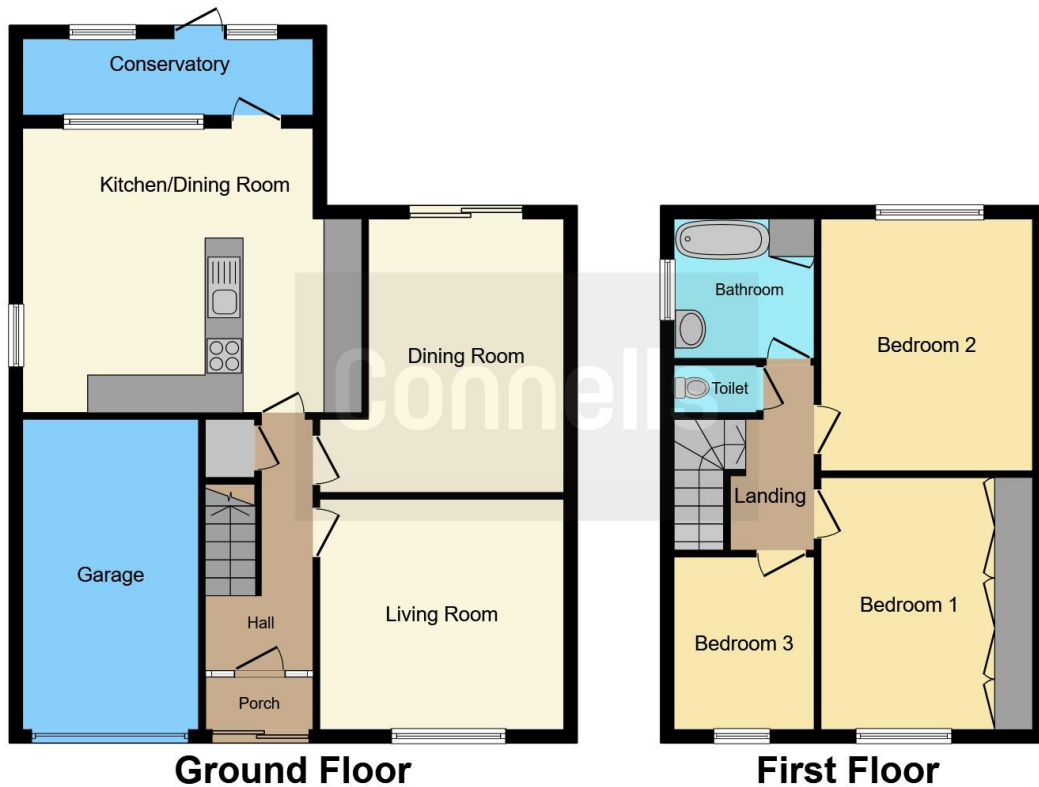
## Front Garden

front garden with stone and shrub area, block paved driveway and low brick walls to the front and side.

## Garage

Single garage to the side of the property.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: Awaited**

**view this property online [connells.co.uk/Property/MWK305629](http://connells.co.uk/Property/MWK305629)**

Tenure: Freehold



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