



20 Springwood Walk, St. Albans, AL4 9UN

Guide price £1,350,000 Freehold



Paul Barker  
ESTATE AGENTS

## 20 Springwood Walk

St. Albans, AL4 9UN

A beautifully designed, bespoke detached residence, this impressive home combines contemporary styling with generous, light-filled accommodation. Quietly positioned within an exclusive cul-de-sac in the sought-after Marshalswick area of St Albans, it offers an ideal blend of luxury, privacy and convenience.

Built to an excellent specification, the property features sleek modern interiors, versatile living spaces and expansive glazing that maximises natural light. Its peaceful setting, together with easy access to local amenities, highly regarded schools and transport links, makes it a superb choice for families and discerning buyers.

A welcoming entrance hall with a striking vaulted ceiling sets the tone, with sliding doors to a stylish cloakroom and the impressive kitchen/dining room, an exceptionally bright space with triple sliding doors to the terrace. The high quality kitchen includes extensive cabinetry, integrated appliances and a superb island/breakfast bar, with herringbone flooring leading through to the dual aspect lounge and feature fireplace. A generous utility room provides further storage and access to the garden.

The vaulted theme continues on the first floor, where the principal bedroom and two further doubles enjoy lovely views and excellent natural light. A contemporary family bathroom with roll-top bath is complemented by an additional separate shower room with walk-in shower.

Outside, the property benefits from a private driveway for up to four vehicles and a secluded rear garden, featuring a large tiled terrace, lawn with mature planting, a side patio and a private courtyard with garden shed.

Close to the amenities of The Quadrant and within easy reach of outstanding primary and secondary schools, this exceptional home is perfectly placed for convenient family living.





## ACCOMMODATION

### Entrance Hall

### Kitchen/Dining Room

17'5 x 25'9 (5.31m x 7.85m)

### Lounge

14'2 x 11'9 (4.32m x 3.58m)

### Utility Room

### WC

### FIRST FLOOR

### Landing

### Bedroom 1

12'11 x 18'7 (3.94m x 5.66m)

### Bedroom 2

12'11 x 11'12 (3.94m x 3.35m)

### Bedroom 3

9'3 x 11'4 (2.82m x 3.45m)

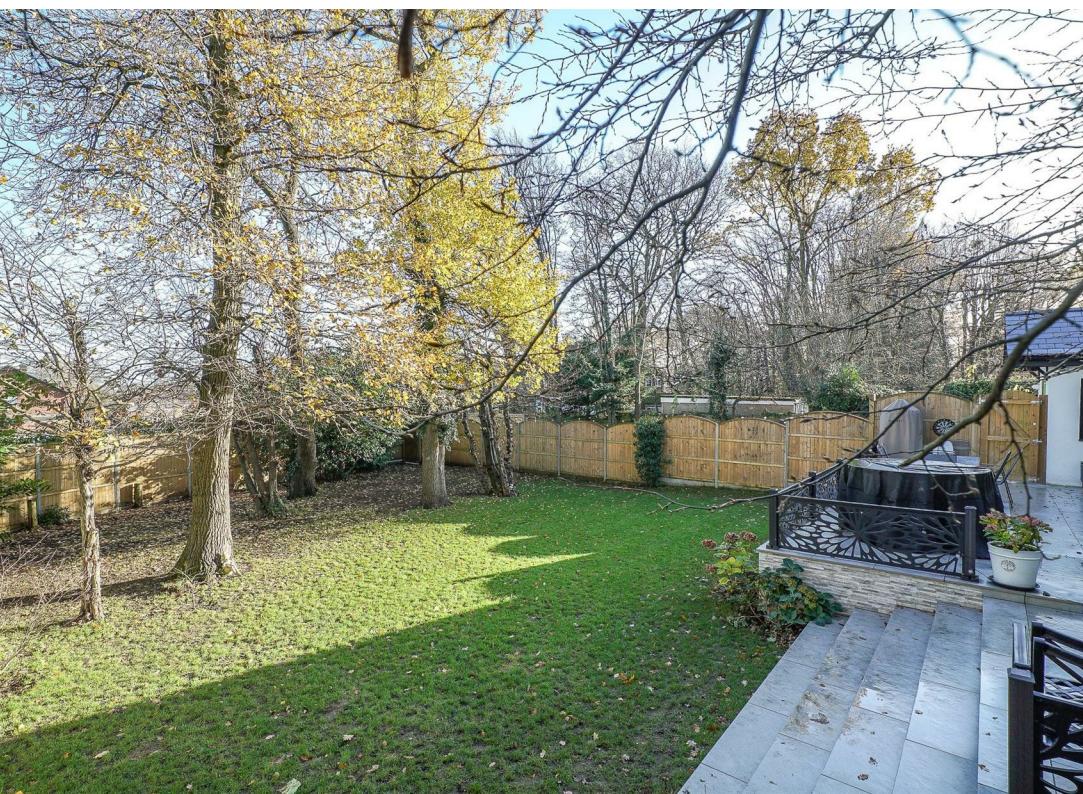
### Bathroom

### Shower Room

### OUTSIDE

### Driveway

### Garden



## Floor Plan



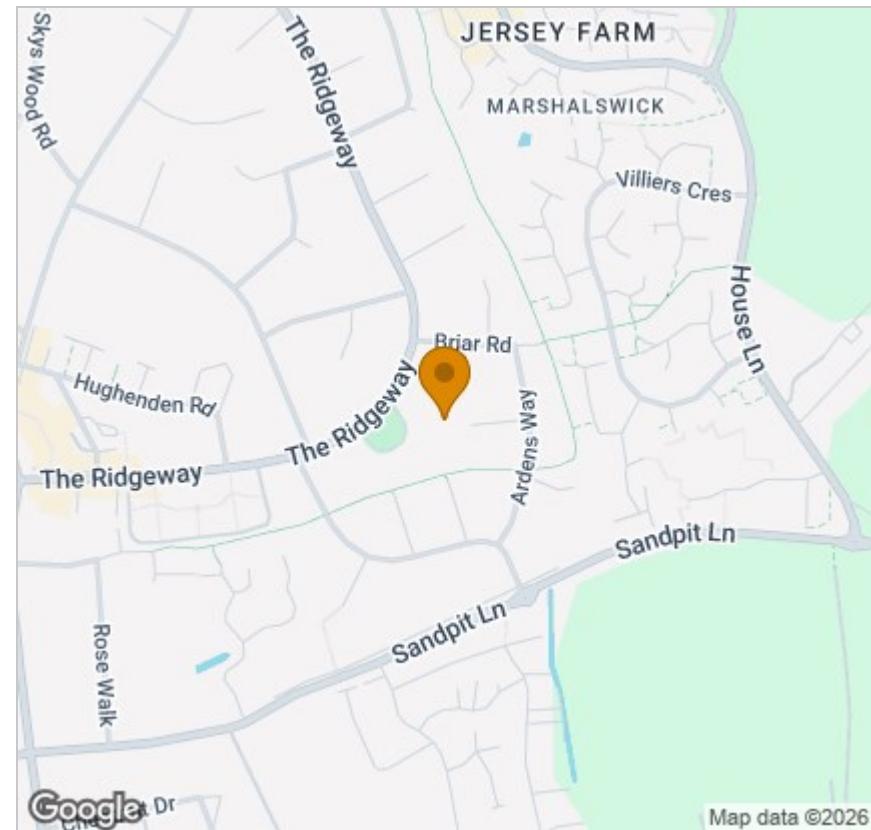
## Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Longmire House 36-38 London Road, St Albans, AL1 1NG  
01727 223344 | Email: [sales@paul-barker.co.uk](mailto:sales@paul-barker.co.uk) | [www.paul-barker.co.uk](http://www.paul-barker.co.uk)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	83	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

**Paul Barker**  
ESTATE AGENTS