



HEARTWOOD  
HOMES



# Springfield Road, St. Albans, AL1 5LY

Offers Over £500,000

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Tucked away in a peaceful cul-de-sac, this lovely two-bedroom home is ideal for anyone who wants easy living close to everything St Albans has to offer. You're only a short walk from the station and the lively city centre, where you can enjoy plenty of shops, cafés, pubs and restaurants. Clarence Park is also nearby and makes a great spot for weekend strolls or a picnic, and there are several well regarded schools in the area too.

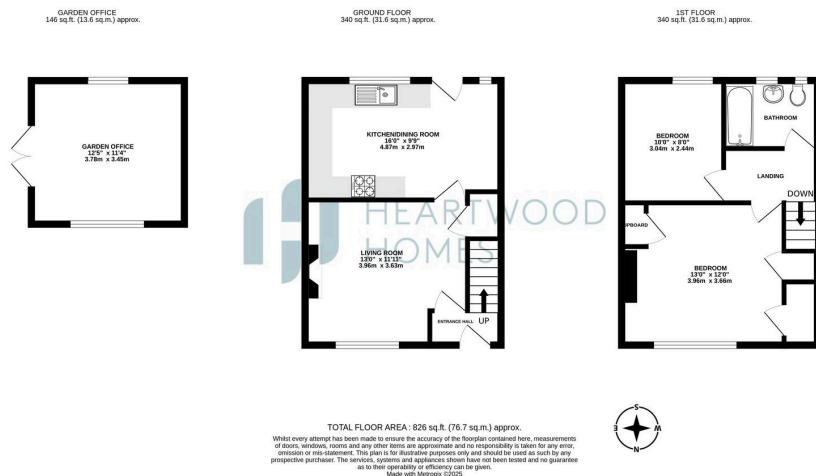
Inside, the home feels bright and welcoming from the moment you step into the hallway. The living room has a relaxed feel, perfect for unwinding after a busy day, and it leads through to a modern kitchen dining room that looks out over the garden. It's a great space for cooking, catching up or simply enjoying time together.

Upstairs you'll find two comfortable double bedrooms and a spacious, nicely finished bathroom.

Outside to the front there is a block paved driveway providing parking for up to two cars. The rear garden is set up for easy outdoor living, with a patio that works well for summer meals, plus a raised decking area at the back where you can sit and enjoy the views. The garden room is a versatile extension of the home, offering the ideal space for remote work with wired internet access, energising workouts, or simply unwinding in a peaceful corner. A stunning picture window floods the room with natural light, creating an inviting atmosphere all year round. There's also the possibility to extend, subject to planning permission, as others have done nearby. Please note there is a right of way access.

If this sounds like your kind of home, we'd love to show you around.





- Quiet cul-de-sac location
- Short walk to St Albans Station and city centre
- Close to cafés, shops, pubs and restaurants
- Near Clarence Park and well regarded schools
- Bright and welcoming living room
- Modern kitchen dining room with garden views
- Two comfortable double bedrooms
- Garden with patio, decking and garden room
- Potential to extend, subject to planning permission
- EPC Grade D

