



20 Springwood Walk, St. Albans, AL4 9UN

Guide price £1,200,000 Freehold



## 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



Total area: approx. 150.0 sq. metres (1614.58 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
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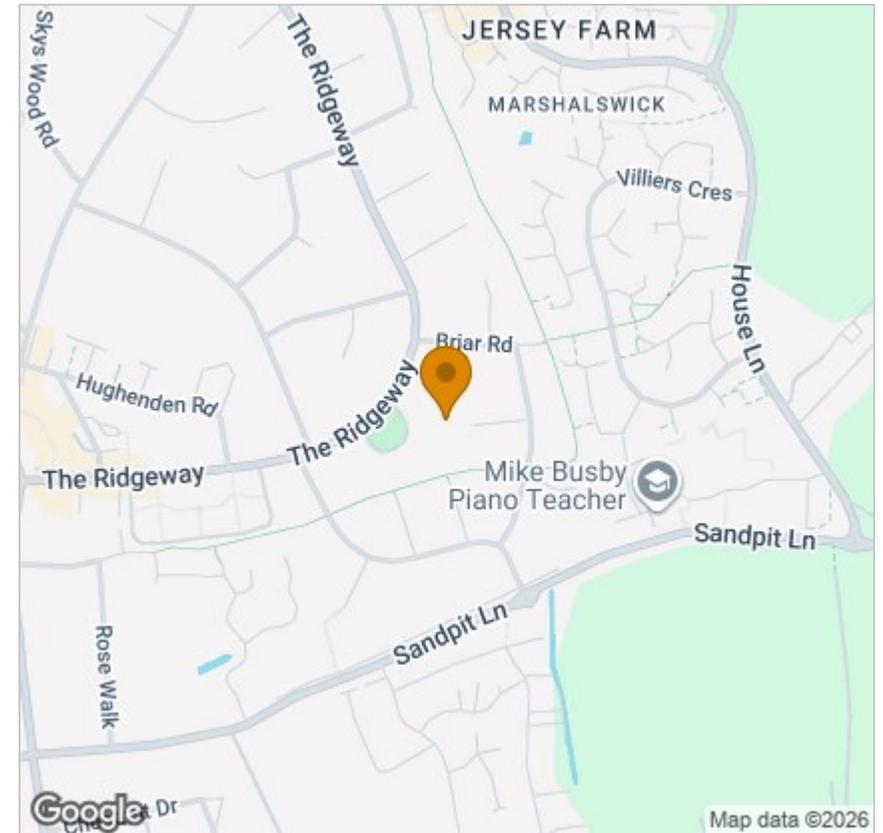
## Viewing

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

