18 Springfield Road, St. Albans, AL1 5LX

Guide price £725,000 Freehold

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Paul Barker
ESTATE AGENTS

18 Springfield Road

St. Albans, AL1 5LX

An attractive and stylishly presented extended three double bedroom family home, situated in a quiet cul-de-sac within the sought-after Camp/Cell Barnes area of St Albans.

A part-glazed front door opens into a useful entrance porch, leading into a welcoming hallway with stairs to the first floor. The comfortable lounge features wooden flooring and a pleasant front aspect, with a door leading through to the impressive open-plan kitchen, dining and family room, ideal for modern family living.

The stylish fitted kitchen includes a range of high-quality integrated appliances comprising oven, fridge/freezer, dishwasher and induction hob with downdraft extractor within the peninsula island. The dining/family area enjoys bi-folding doors opening onto the rear garden, with tiled flooring extending out to form a patio area and the benefit of underfloor heating.

A handy utility room provides additional storage and appliance space, together with a downstairs cloakroom/WC. There is also a dedicated study area, ideal for home working.

The first-floor landing includes a built-in storage cupboard and side window. The principal bedroom enjoys a front aspect and benefits from a modern en-suite shower room with double-width shower, twin basins and WC.

There are two further double bedrooms overlooking the rear garden, one with fitted wardrobes. The accommodation is completed by a stylish family bathroom with bath, separate shower cubicle, WC and basin.

Externally, the property offers a block-paved driveway providing off-street parking for two vehicles, an electric vehicle charging point and gated side access.

The private rear garden features a patio area with external lighting leading to a lawn bordered by mature planting and shrubs, plus a timber storage shed to the rear.

Springfield Road is a quiet cul-de-sac close to highly regarded Cunningham Hill Primary, Samuel Ryder Academy, local shops, parks, and St Albans City station, with the city centre also within easy reach.

ACCOMODATION

Porch

Lounge
16'2 x 11'10 (4.93m x 3.61m)

Kitchen
16'2 x 9'11 (4.93m x 3.02m)

Family/Dining Room
21'1 x 8'7 (6.43m x 2.62m)

Study
9'3 x 5 (2.82m x 1.52m)

Utility

WC

FIRST FLOOR

Bedroom 1
16'2 x 12'1 (4.93m x 3.68m)

En-Suite

Bedroom 2
12'7 x 8'6 (3.84m x 2.59m)

Bedroom 3
10 x 9'10 (3.05m x 3.00m)

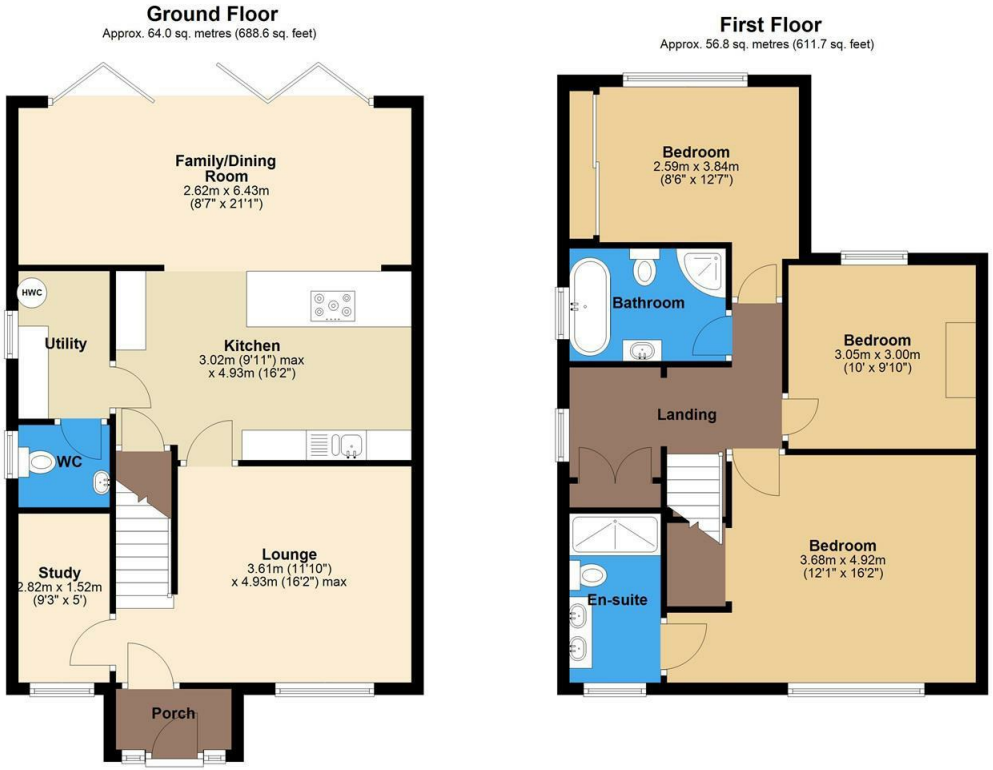
Bathroom

OUTSIDE

Front Driveway

Rear Garden

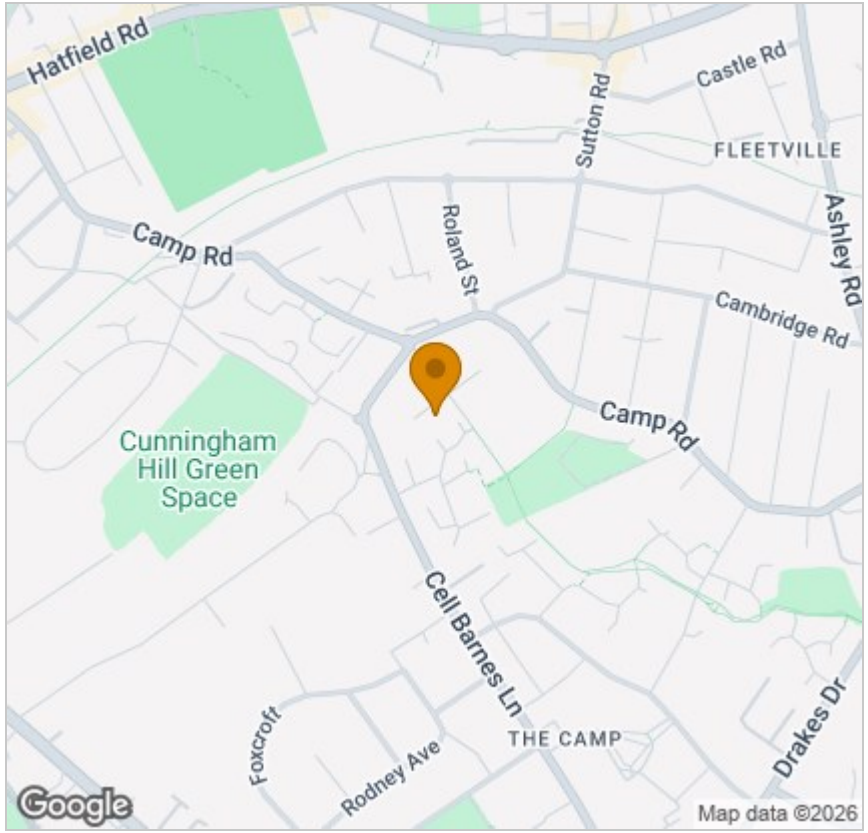
Floor Plan



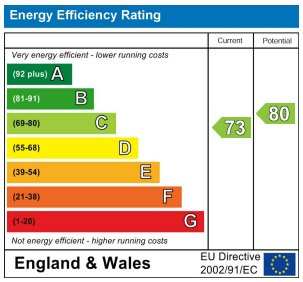
Total area: approx. 120.8 sq. metres (1300.3 sq. feet)

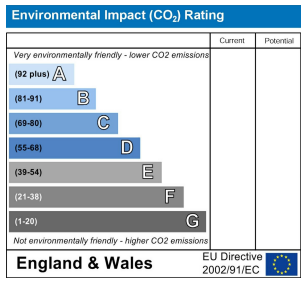
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths 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
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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.

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