



3 Springfield Road, St. Albans, AL4 0HH

Guide price £480,000 Freehold



Paul Barker  
ESTATE AGENTS

## 3 Springfield Road

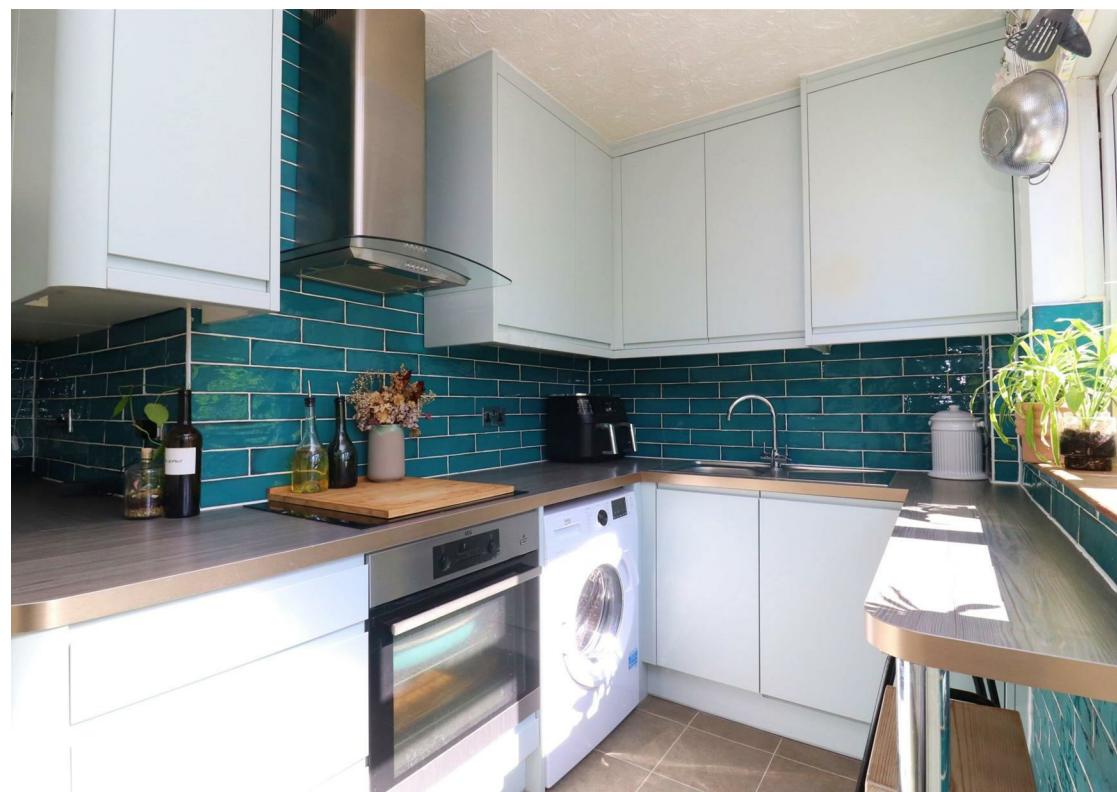
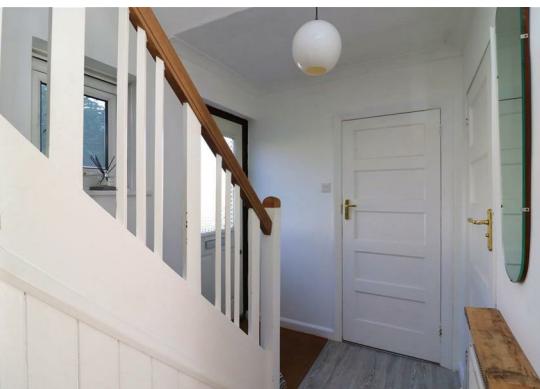
St. Albans, AL4 0HH

A wonderful three bedroom terraced house with a generous garden situated on a quiet cul-de-sac in the Smallford area of St Albans.

The accommodation begins with a welcoming hallway, stairs leading up to the first floor and doors to rooms. The ground floor comprises of a bright and spacious living area that extends into a conservatory presented as a dining area with underfloor heating and double doors opening out onto a patio area. There is a fitted kitchen with a range of wall and base units, some integrated appliances and recess for white goods finished with stylish blue tiling. A bathroom, separate W.C and under stairs storage concludes the ground floor. To the first floor there are three very good sized bedrooms with fitted wardrobes and storage. There is also a loft hatch and ladders that lead in to a loft room with electricity and lighting.

Externally the property is approached by a paved walkway and a lawn surrounded by mature shrubs and trees enclosed by picket fencing. To the rear is a generous south-facing garden with a patio, a lawn, mature shrubs and trees with access to the front via a side gate and a shared alley way. The rear garden also benefits from a workshop outbuilding that provides electricity and a log burner which presents many useful opportunities and scope to convert it a home office.

Springfield Road is situated in Smallford, a popular residential area to the east of St. Albans with easy access to St Albans City centre, the M25 & M1 motorway network and open countryside.





## ACCOMMODATION

**Hallway**

**W.C**

**Bathroom**

**Sitting Room**

13'11 x 9'6 (4.24m x 2.90m)

**Conservatory**

8'11 x 9'3 (2.72m x 2.82m)

**Kitchen**

10 x 10'9 (3.05m x 3.28m)

## FIRST FLOOR

**Master Bedroom**

13'11 x 9'6 (4.24m x 2.90m)

**Bedroom Two**

8'8 x 11'7 (2.64m x 3.53m)

**Bedroom Three**

8'4 x 11'1 (2.54m x 3.38m)

## EXTERNALLY

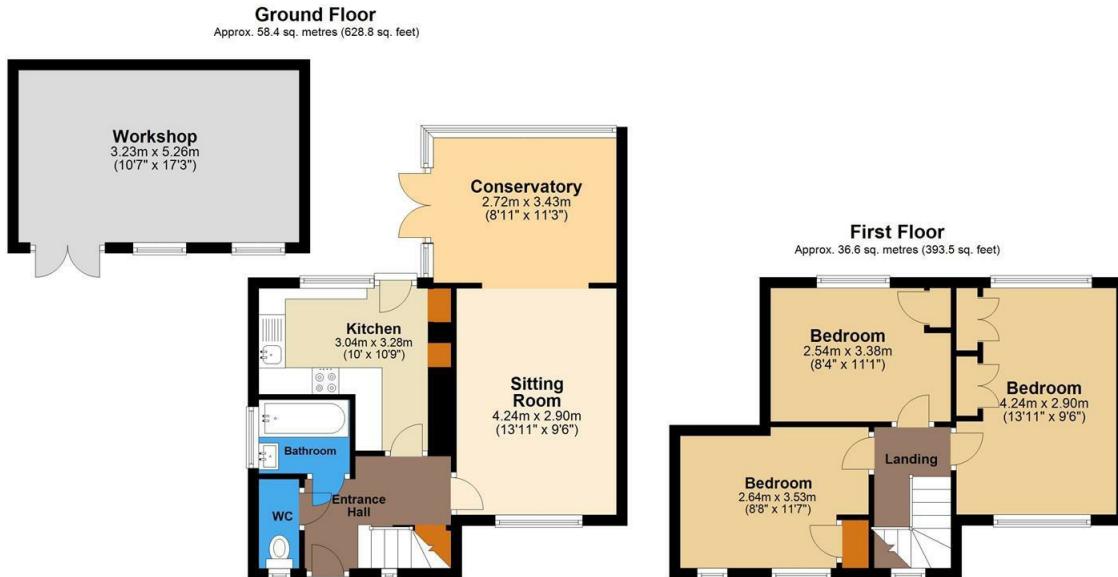
**Rear Garden**

**Workshop**

10'7 x 17'3 (3.23m x 5.26m)



## Floor Plan



Total area: approx. 95.0 sq. metres (1022.2 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.

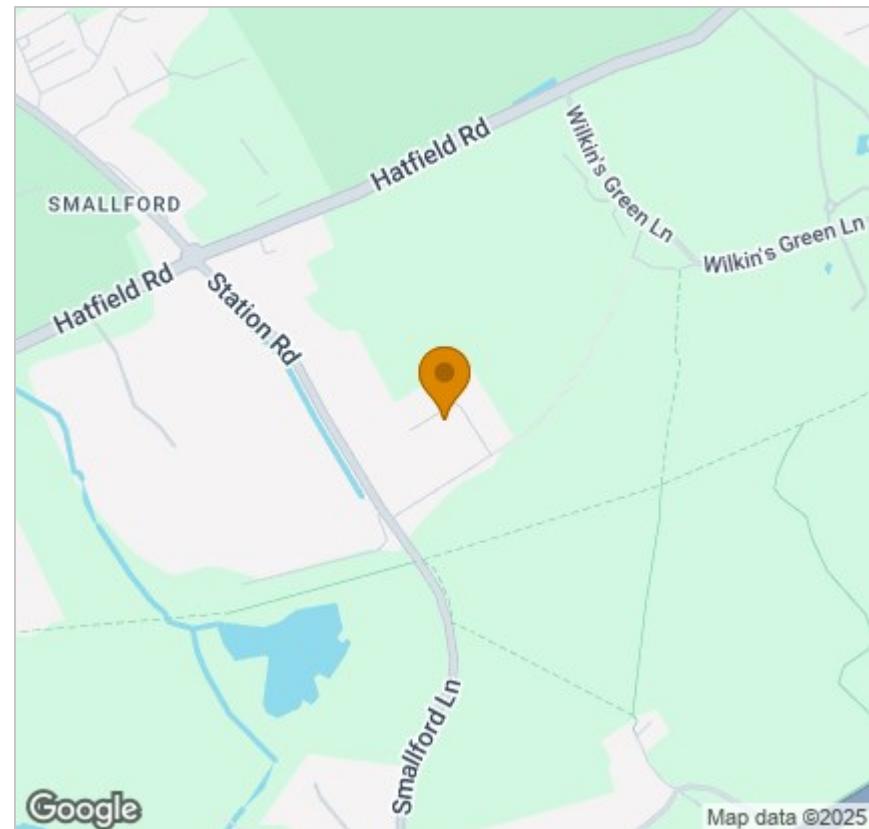
## Viewing

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

