



Springfield Road, Smallford, St. Albans, AL4 0HH

Guide Price £500,000 **Freehold**

Frost's

Set in a quiet cul-de-sac on the outskirts of St. Albans is this three-bedroom terraced house with a large garden and useful outbuilding.

The accommodation comprises an entrance hall, cloakroom, living room opening to a brick-based conservatory with underfloor heating, re-fitted kitchen with some integrated appliances, ground floor bathroom and separate WC, and three bedrooms on the first floor. Outside there is a front garden with side access to a large south-facing rear garden that has the added benefit of a 17ftx10ft workshop that could be used as an office or any number of additional uses.

Springfield Road is situated in the St Albans village of Smallford, approximately three miles from the city centre with its wide variety of shopping and leisure facilities as well as the mainline railway station to London St Pancras. The A1(M) and A414 are also just a short drive away.

Energy Rating E

Council Tax Band D

Freehold





Features

- Three Bedrooms
- Useful Outbuilding
- South-Facing Large Garden
- Cloakroom
- Living Room and Conservatory with Underfloor Heating
- Re-Fitted Kitchen
- Ground Floor Bathroom and Separate WC
- Front Garden



*Living Room and Conservatory
with Underfloor Heating*





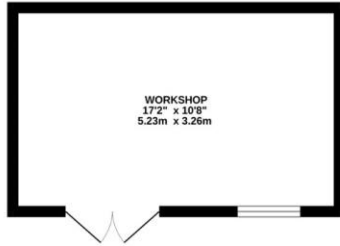
*A three-bedroom terraced house
with a large south facing rear
garden*



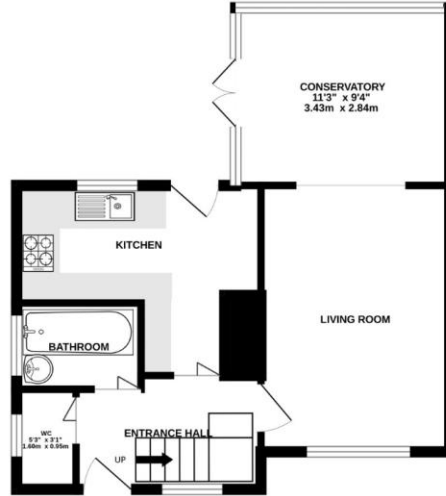




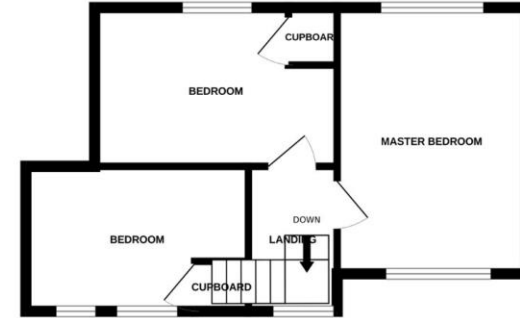
OUTBUILDINGS
183 sq.ft. (17.0 sq.m.) approx.



GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 992 sq.ft. (92.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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