



**Cassidy  
& Tate**  
Your Local Experts

*Springwood Walk, St. Albans, Hertfordshire, AL4 9UN*  
*Guide price £1,000,000*



*A largely extended four bedroom semi detached family home of generous proportions situated in a very desirable cul-de-sac location. The property offers particularly well thought out accommodation providing versatile rooms for entertaining whilst also providing comfortable living spaces designed for families. A kitchen/breakfast room connects with the dining room while also offering a utility and cloakroom. The living room to the front of the property allows for a separate room in addition to the rear family room that connects via internal folding doors. The first floor accommodates four bedrooms which are served by the family bathroom and an en-suite to bedroom one. A lovely mature rear garden complements the property further where a patio area provides the perfect space for dining 'al fresco'. To the front of the property is a driveway providing off road parking which in turn leads to the garage. Springwood Walk is in the popular Marshalswick area. A most favourable road as it is within the catchment of excellent primary and secondary schools.*





## Introduction

Accommodation comprises: Entrance hall, Living Room, Family Room, Kitchen/Breakfast Room, Dining Room, Utility & Cloakroom, Four Bedrooms, En-Suite & Bathroom, Rear Garden, Garage & Parking.

## Ground Floor Accommodation

### Entrance Hall

Door to front aspect. Wood flooring. Radiator. Under stairs cupboard.

### Living Room

Window to front aspect. Wood flooring. Radiator. Feature fire place with gas fire.

### Family Room

Internal bi-folding doors leading from living room. Wood flooring. Radiator. Patio doors.









### ***Kitchen/Breakfast Room***

Fitted range of wall and base units with wooden work surfaces. Sink with drainer. Integrated oven with gas hob and cooker hood. Integrated fridge/freezer. Space for dishwasher. Windows to rear and side aspect. Tiled flooring. Centre island with under cupboard storage and work surface. Door to side aspect.

### ***Dining Room***

Large feature window to rear aspect. Tiled flooring.

### ***Utility Room***

Base units with work surfaces. Window and door to side aspect. Tiled flooring. Door to cloakroom.

### ***Cloakroom***

Suite comprises: Low level WC. Wash hand basin. Tiled flooring.

### ***First Floor Accommodation***

#### ***Landing***

Stairs from entrance hall. Carpet.

#### ***Bedroom One***

Window to front aspect. Carpet. Radiator.

#### ***En-Suite***

Suite comprises: Wash hand basin in vanity unit. Low level WC. Oval bath. Shower cubicle. Window to rear aspect.

#### ***Bedroom Two***

Window to rear aspect. Carpet. Wardrobe.

#### ***Bedroom Three***

Window to front aspect. Carpet. Wardrobe.

### ***Bedroom Four***

Window to front aspect. Carpet.

### ***Bathroom***

Suite comprises: Wash hand basin. Low level WC. Bath. Shower cubicle.

### ***Exterior***

#### ***Rear Garden***

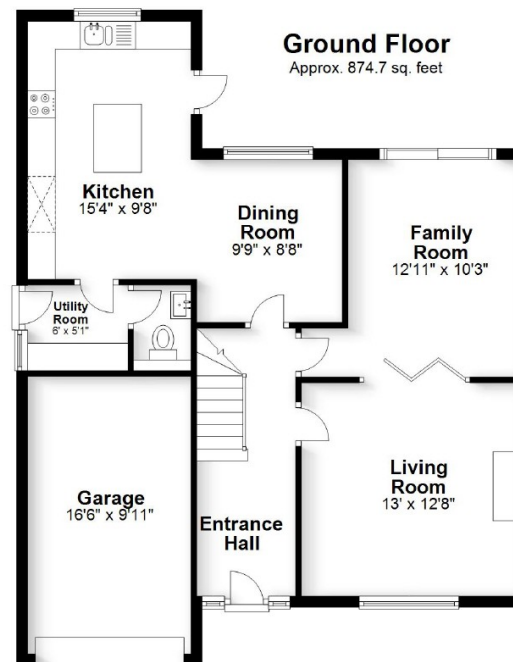
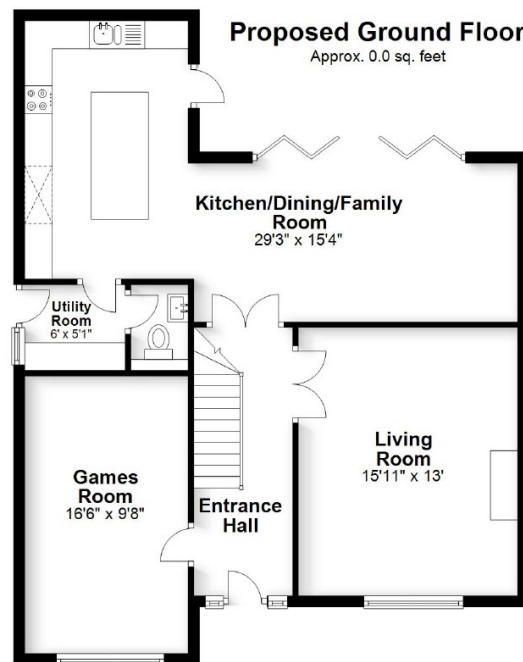
Mostly laid to lawn. Patio area. Side access.

#### ***Garage & Parking***

Double garage doors leading into garage. Light and power. Parking to front aspect.

***Energy Performance Certificate: TBC***





Total area: approx. 1643.1 sq. feet

Produced for Cassidy & Tate Estate Agents  
For guidance purposes only. Not to scale.



### About St. Albans

An historic Cathedral City, approximately 22 miles from central London, which forms the main urban area of the City and district of St. Albans, in the County of Hertfordshire. A City that successfully combines modern day life and amenities with a history shaped by over 2000 years of continuous human occupation. Steeped in history dating back to Pre-Roman times, signs of which are clearly visible throughout the City today, St Albans is an historic market town and a much sought after location within the London commuter

belt. The City is popular for it's outstanding educational system with many local schools, both Private and State, excelling in the Ofsted reports. Shopping offers a fine blend of many independent boutiques mixed with High Street stores. St. Albans enjoys a wide range of leisure activities and benefits from lots of open space and parkland. Ideally positioned for road links to include M1, M25, A1 and within easy distance of London Heathrow, London Luton and Stansted Airports.

### Disclaimer

Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

### Council Tax Rating

St. Albans District Council

### Council Tax Band

E

### Council Tax Charge

£2345





