



Springfield Farm Old Parkbury Lane, Colney Street – AL2 2DY

St. Albans

Guide Price **£2,500,000**



Springfield Farm Old Parkbury Lane

Colney Street, St. Albans

Springfield Farm is a detached characterful family home offering over 3,300 Sq ft of existing accommodation and outbuildings. Situated on a wonderful mature plot, the property offers outstanding country views as far as the eye can see. This is a wonderful opportunity to either move straight in, extend or completely re-develop (STPP). This substantial, four double bedroom home on a quiet, secluded plot of land is only a short drive to the desirable towns of St Albans and Radlett. Springfield Farm is situated on a south-facing plot of roughly 2 acres.

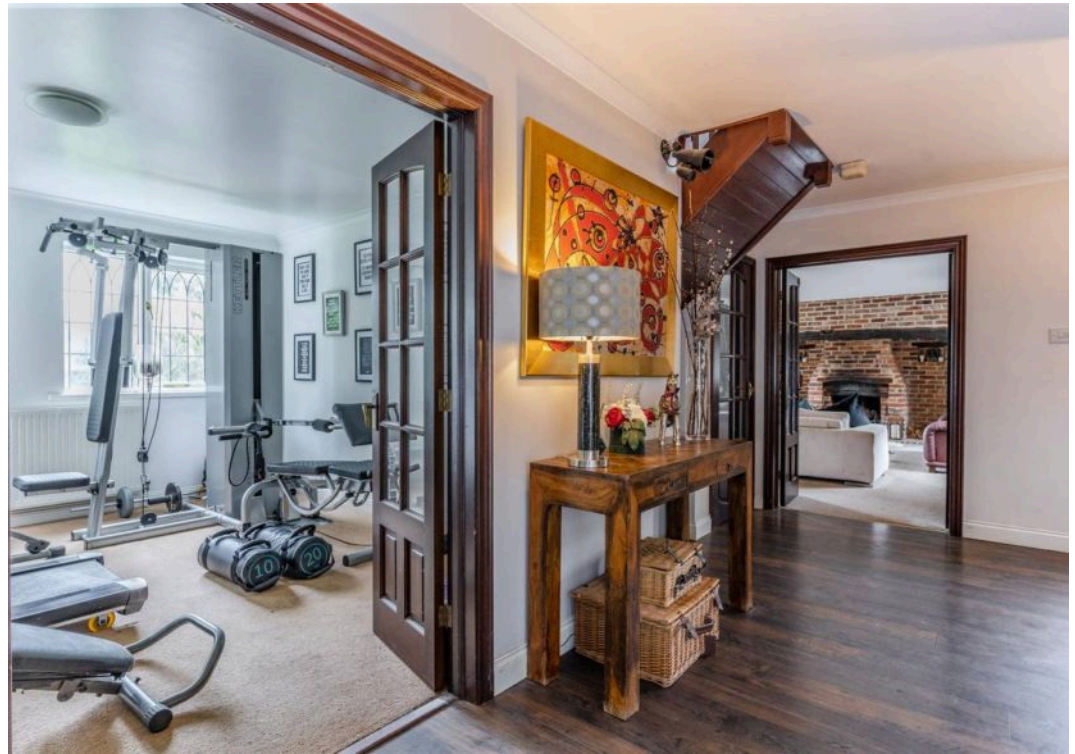
Council Tax band: F

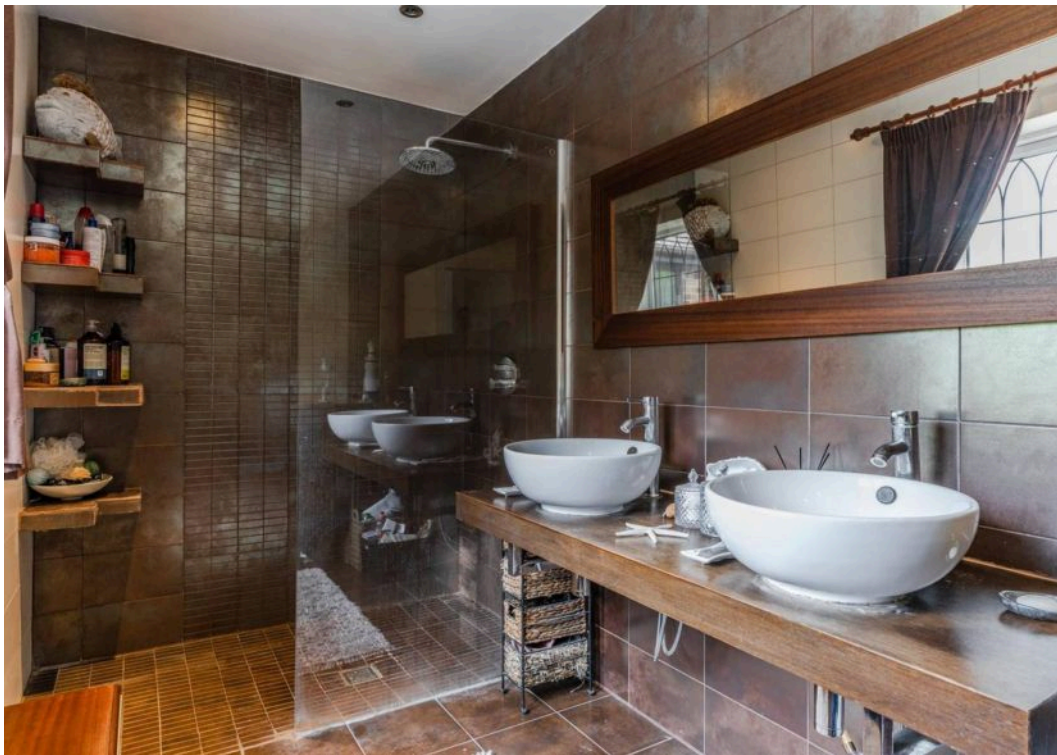
Tenure: Freehold

EPC Energy Efficiency Rating: D

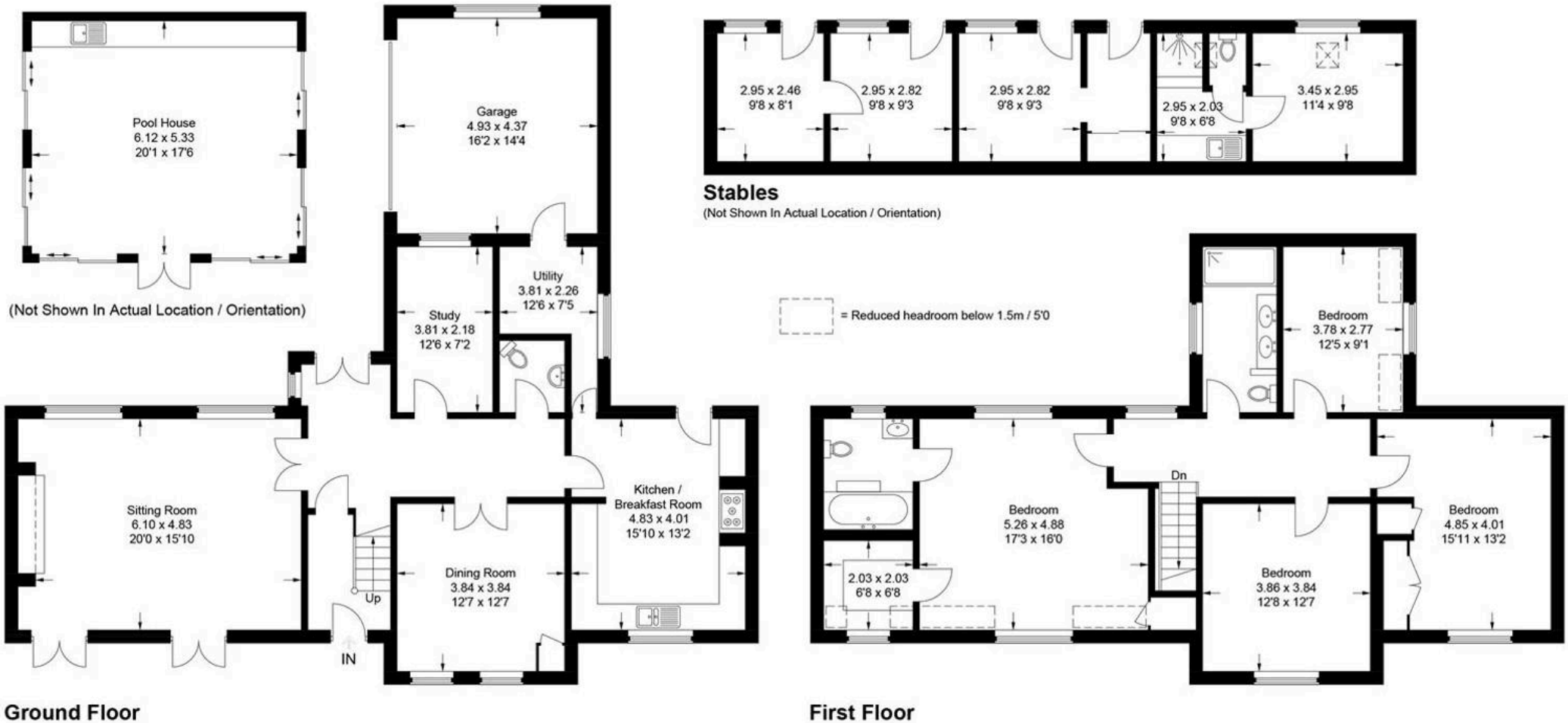
EPC Environmental Impact Rating: D



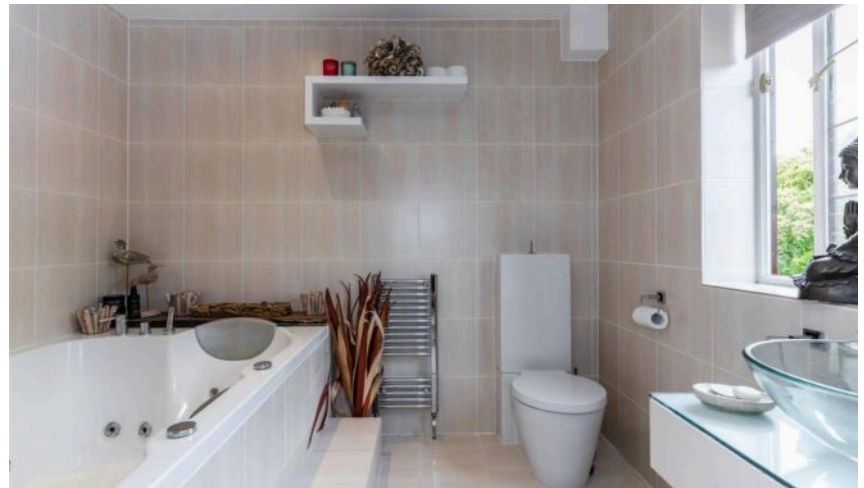




Approximate Gross Internal Area
 Ground Floor = 130.6 sq m / 1,406 sq ft (Including Garage)
 First Floor = 102.8 sq m / 1,106 sq ft
 Stables = 47.0 sq m / 506 sq ft
 Pool House = 32.6 sq m / 351 sq ft
 Total = 313.0 sq m / 3,369 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





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