



3 bedrooms



1 bathroom



2 receptions



Wrap Around



Garage & Parking

Freehold

Council Tax Band:
F £3,260.30 (25/26)

Local Authority:
St Albans District Council



Apps Pond, Appspound Lane, Potters Crouch

A charming Grade II Listed cottage dating in part from circa 16th Century. This lovely home is situated in a pleasant semi-rural location with far reaching views over local countryside and with easy access to St Albans and Leverstock Green.

Description

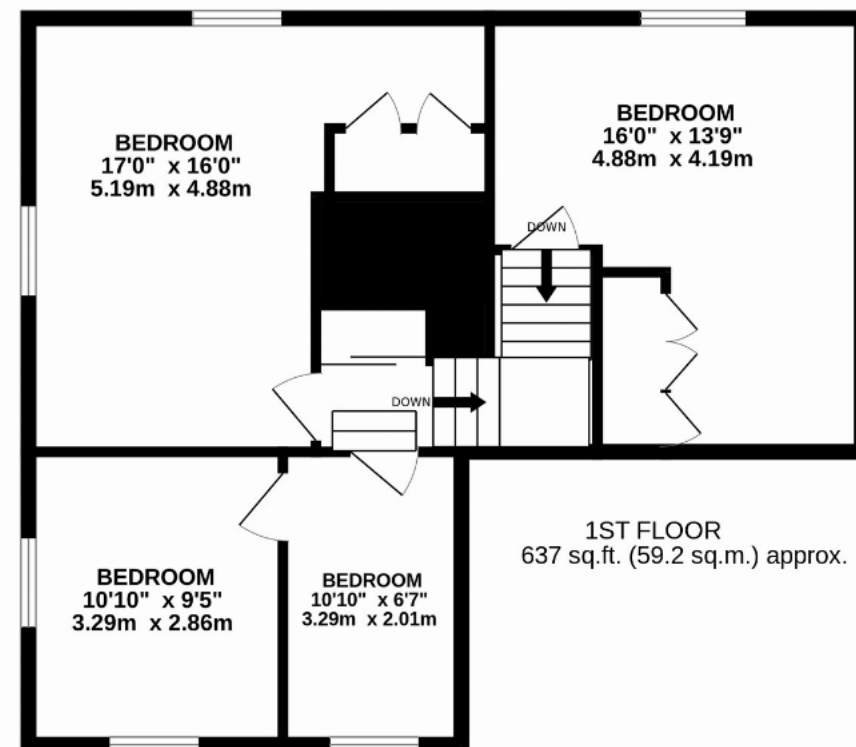
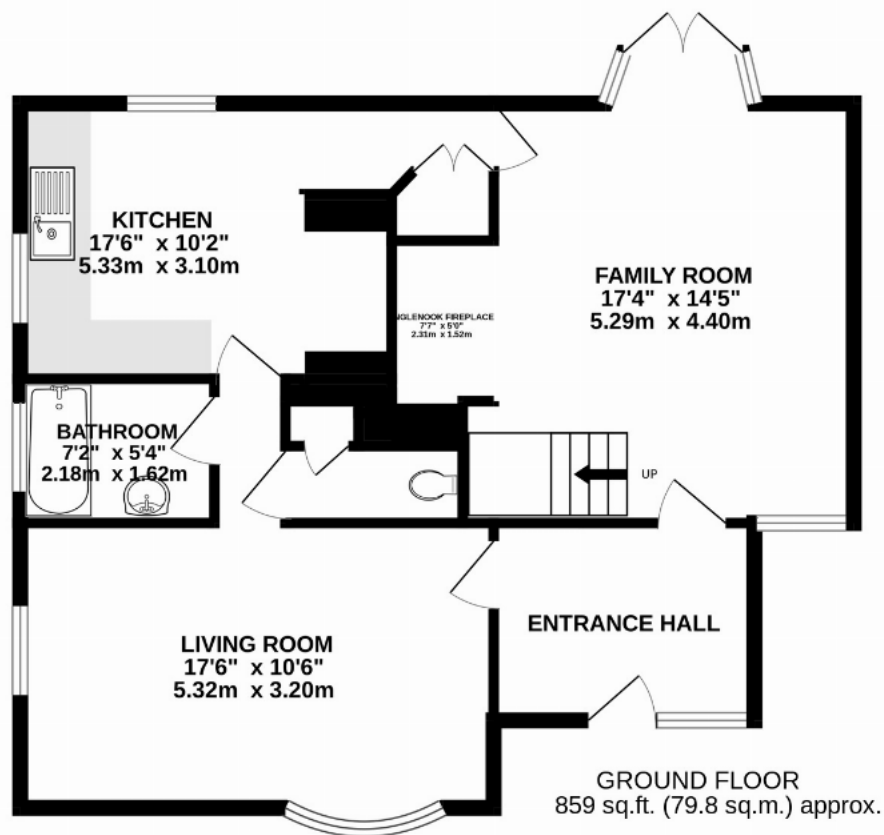
Presenting a delightful semi-detached home, this rare Grade II Listed property is offered to the market with no onward chain and sits on a super plot with large gardens front and rear. This charming home benefits from an off-street parking space, a single garage, and a path leading through the front lawn to the door. Inside, the house brims with character, featuring a spacious entrance hall leading to a large dual aspect living room with exposed beams and a curved bay window, plus an impressive dining room with parquet flooring and an Inglenook fireplace. A corridor from the living room passes by the bathroom and separate WC to the bright and spacious kitchen at the rear of the house, offering ample space for dining furniture. Stairs from the dining room lead to the first floor, housing three bedrooms accessed by separate staircases. Beyond bedroom three is a large room offering versatile use. The pretty gardens, providing a picturesque and private setting, are of an excellent size. They feature sizeable lawns, a useful outbuilding, and a detached garage. Additional land purchased by previous owners assures further off-street parking, accessed by a gate from the lane. Please note: Applications have been made for land beyond the adjoining fields to be used as a solar farm, with the proposed plan available on request. The property drains to a septic tank.

**Buyers Information**

In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.







TOTAL FLOOR AREA : 1496 sq.ft. (139.0 sq.m.) approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

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