
 3 bedrooms

 1 bathroom

 2 receptions

Freehold

Council Tax Band:
E £2,883.39 (25/26)

Local Authority:
St Albans Council



 **ashtons**
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High Street, Redbourn, AL3 7LW
Guide price of £535,000

Charming Grade II listed cottage near amenities, in Redbourn village, a short drive from Harpenden and St Albans.

Description

This delightful period home offers deceptively spacious accommodation and is full of character features. The living space includes two large reception rooms: a comfortable sitting room with feature fireplace at the front and a large dining room at the rear with French doors to the garden, wood flooring throughout. The dining room opens into a fitted kitchen with an excellent range of units and space for a Range style cooker, dishwasher, washing machine, and tumble dryer. A cloakroom with WC and hand basin has been installed by the current owner. Upstairs there are three bedrooms, the two larger bedrooms with pretty feature fireplaces are served by a modern family bathroom with freestanding bath and separate shower. Outside, the rear garden is fully enclosed and mainly laid to lawn with a seating deck and paved area.

Location

Located on High Street, Redbourn, this charming Hertfordshire village offers excellent amenities. Close to Harpenden and St Albans for shopping, it boasts superb transport links, a local JMI school, and nearby options for secondary education.



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.

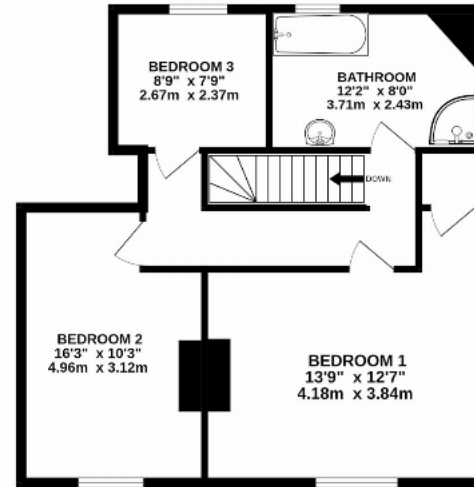




GROUND FLOOR
708 sq.ft. (65.8 sq.m.) approx.



1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA: 1284 sq.ft. (119.3 sq.m.) approx.

This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.

Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.