

 3 Bedrooms

 1 Bathroom

 2 Receptions

 Garden/Office

 Off Street Parking

 EPC Band C

Freehold

Council Tax Band:  
E £2,883.39 (2025/26)

Local Authority:  
St Albans Council





Spacious 3-bedroom family home with off-street parking, private garden, and home office/studio, beautifully presented.

### Description

A superb three-bedroom semi-detached family home in the desirable village of Redbourn. This modern home is close to Redbourn common and village amenities, and within easy walking distance of the Primary school. Refurbished to a high standard, it has planning permission for a two-storey front extension. Located on Lybury Lane, it offers ideal family living with a modern hallway leading to a front reception room. The hallway includes a downstairs cloakroom with a utility cupboard. The open-plan kitchen/family room features a fantastic kitchen island, dining area, modern appliances, and underfloor heating. Bi-fold doors open to a stunning two-level rear garden with a patio and lawn, perfect for family time. An office/studio at the rear is ideal for remote working. The first floor includes three well-proportioned bedrooms and a modern family bathroom. Externally, a gravel driveway offers off-road parking for several cars.



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.

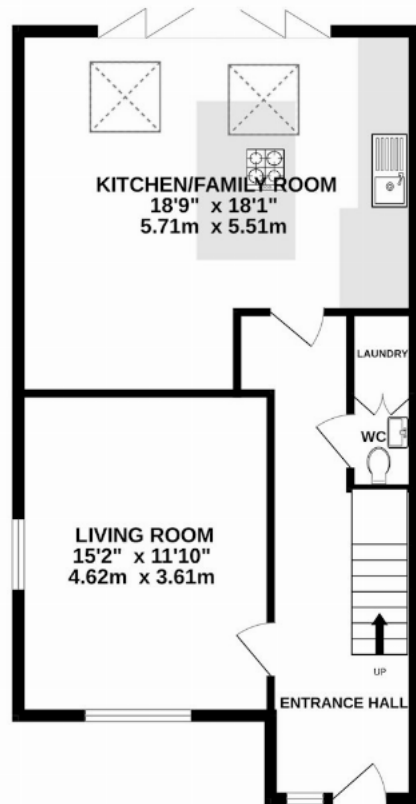








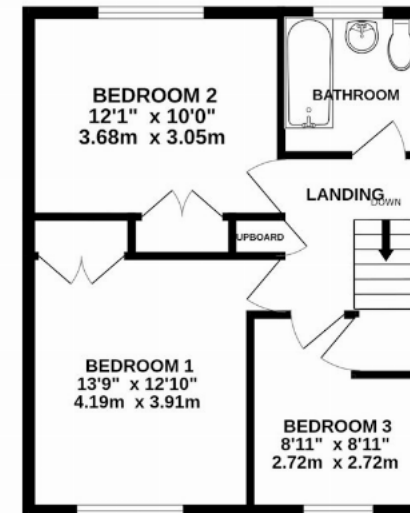




**GROUND FLOOR**  
854 sq.ft. (79.3 sq.m.) approx.



**1ST FLOOR**  
457 sq.ft. (42.5 sq.m.) approx.



**TOTAL FLOOR AREA : 1311 sq.ft. (121.8 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.