






-  3 Bedrooms
-  1 Bathroom
-  1 Reception
-  Private Garden
-  Off-Street Parking

Council Tax Band:  
C £2,097.02 (2025/26)

Local Authority:  
St Albans Council



Two/three bed period cottage with gardens, parking, and an attached retail shop (cake shop) currently tenanted.

### Description

Originally built in the late 17th or early 18th century, this charming period cottage offers generous accommodation, a lovely garden, and private off-street parking for four cars. The front door opens to an entrance hallway leading to a modern refitted kitchen. The ground floor living room boasts a dual aspect to the front and could be reconnected to the shop area in the future. The first floor features two large bedrooms, with potential to create ensuite facilities or divide into three bedrooms, subject to permissions. A study provides access to the modernised bathroom. The well-stocked gardens lead to private parking for up to four cars, alongside a gardener's WC and additional storage. Note: The shop lease allows the shop tenant to use the WC, as there are no facilities within the shop.

### Location

This property is located in the High Street in Redbourn and close to the village Common. Redbourn offers excellent amenities. Harpenden and St Albans are a short drive away and both offer wider amenities and fast trains into London.

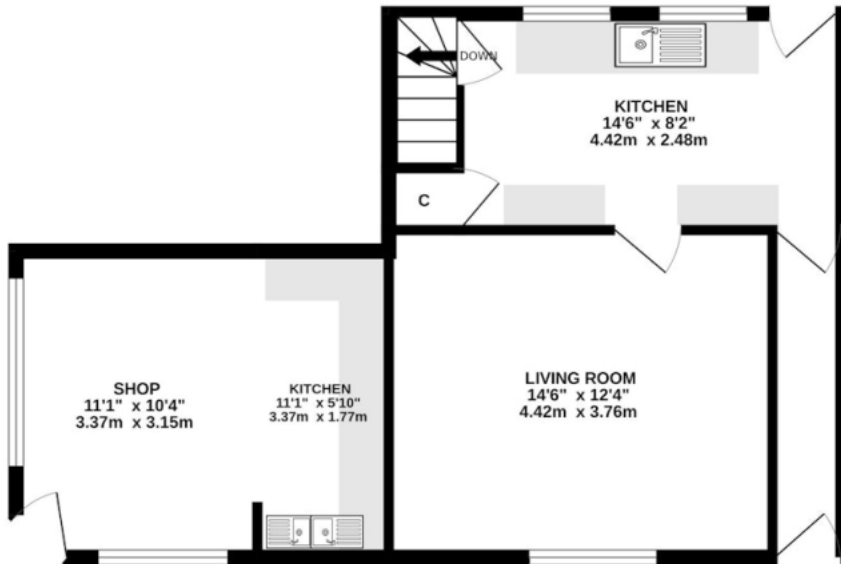


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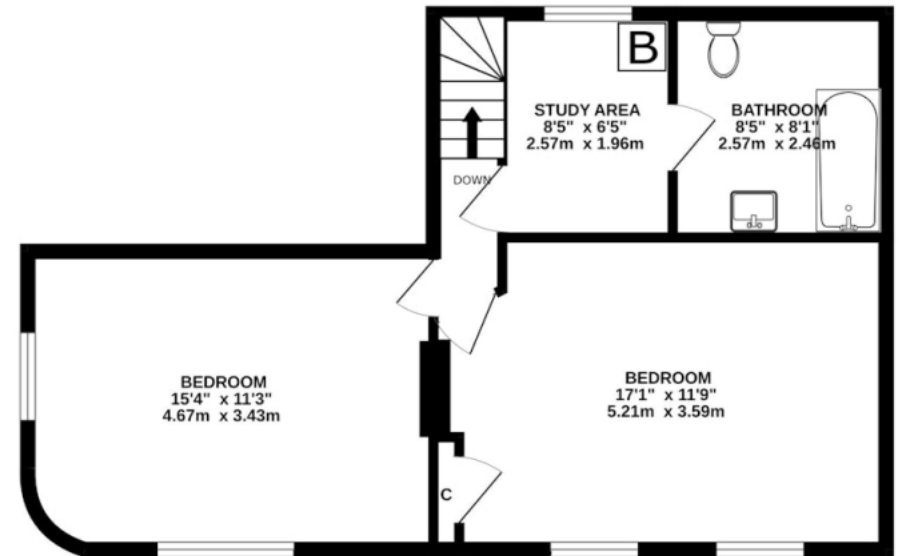




GROUND FLOOR  
513 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR  
512 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 1024 sq.ft. (95.1 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.

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