



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.

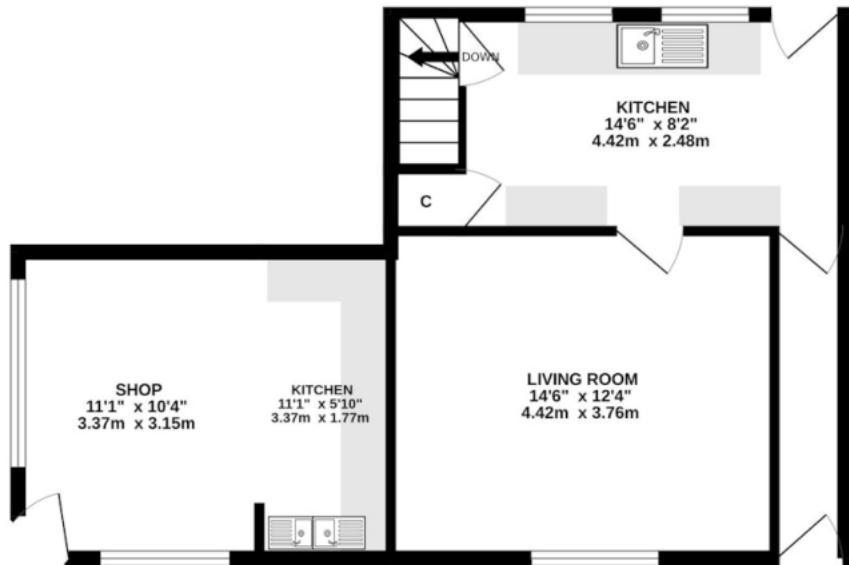


Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person)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

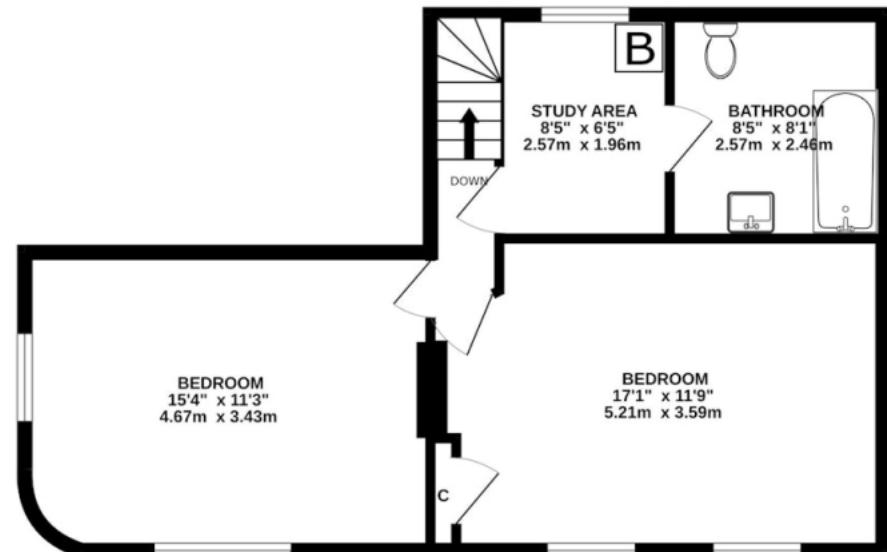




GROUND FLOOR
513 sq.ft. (47.6 sq.m.) approx.



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.

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.