

 2 Bedrooms

 1 Bathroom

 1 Reception

 Private garden

 Garage en bloc

 EPC Band C



Freehold

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

Local Authority:  
St Albans Council

  
for life's great moves

Lybury Lane, Redbourn, St. Albans, AL3 7JA  
Offers in excess of £385,000

Chain-free 2-bed end of terrace home with garage en-bloc in popular village of Redbourn.

### Description

This sought-after two-bedroom village home is ideal for a first-time buyer or someone looking to downsize, offering well-presented accommodation, a pretty rear garden, and a garage en-bloc. The property benefits from owning the strip of land to the side, thus could be extended (subject to necessary consents). The accommodation includes an entrance hall and a modern kitchen fitted with a good range of units and integrated oven and hob, with washing machine, dishwasher, and fridge/freezer (included in the sale). Beyond this is a spacious living/dining room with a feature fire and French doors opening to the rear garden. Upstairs, there are two good-sized bedrooms served by a modern shower room. Outside, there is a garden area to the front and side of the property with side access to the rear. The rear garden is walled on two sides and attractively landscaped with a deck, covered pergola, and a lawned area bordered by flower beds with mature planting.

### Location

Located in the popular village of Redbourn the property is well positioned close to the common and within easy reach of local amenities. Wider amenities and fast trains are available from nearby Harpenden and St Albans.

Assured move - This property is sold with the benefit of Assured Move from Ashtons Assured Move has been designed specifically to speed up property transactions, reduce stress and create more certainty for both buyers and sellers. With Assured Move the timeframe from sale agreed to exchange of contracts can potentially be halved as the legal work is undertaken in advance of the sale. Upon acceptance of your offer, you will be requested to make a non-refundable payment of £395 plus VAT for the legal pack. The pre-approved legal pack issued to the buyer's solicitor includes: - Land Registry Title Document - Land Registry Title Plan - Pre-prepared Sale Contract - Property Information Form (TA6) - Fittings and Contents Form (TA10) - Personal Search - The pack also contains an exclusivity agreement granting the buyer a pre-agreed period of exclusivity to buy the property and preventing the seller from selling to anyone else. The payment does not form part of the purchase price, and a copy of the Reservation and Exclusivity Agreement is available upon request from Ashtons. You are advised to take legal advice before entering into the Agreement.









Garage

Ground Floor

First Floor

135 sq.ft.(12.5 sq.m)approx. 302 sq.ft.(28.0 sq.m)approx. 302 sq.ft.(28.0 sq.m)approx.

TOTAL FLOOR AREA: 739 sq.ft.(68.5 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.

**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.