



Frost's

Tel: 01582 768666

Lybury Lane, AL3 7DE

£950,000 Freehold







### *Our View...*

A superb five bedroom detached family home situated just off the Common in the popular village of Redbourn.

Set back from the road with a driveway leading to a garage and extended to the rear, the property offers generous accommodation over three floors. The property has been well maintained and offers contemporary living with a fantastic kitchen/breakfast room and five double bedrooms, two with en-suites. The property also benefits from underfloor heating throughout.

Redbourn is a picturesque Hertfordshire village with a bustling historic High Street. There are a variety of shops, public houses and restaurants to enjoy and the High Street provides every day essentials while more comprehensive amenities can be found in nearby Harpenden and St Albans, both of which offer mainline railway stations.

Energy Rating C.





## Ground Floor

Entrance Hall

Cloakroom

Sitting Room (made up of 2 areas)

Area One

16'5 x 13'9

Area Two

12'2 x 11'8

Dining Room

16'2 x 11'2

Kitchen/Breakfast Room

15'6 x 11'8

Utility Room

7'11 x 6'5

## First Floor

Bedroom One

14'3 x 11'8

En-Suite Bathroom

7'2 x 6'6

### **Agent Note:**

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

Bedroom Two

15'7 x 11'8

Bedroom Three

13'11 x 11'7

Bedroom Four

11'4 x 11'7

Family Bathroom

## Second Floor

Bedroom Five

16'2 x 15'3 max

En-Suite Shower Room

10'3 x 6'5 max

## Exterior

Front Garden

Rear Garden

Integral Garage









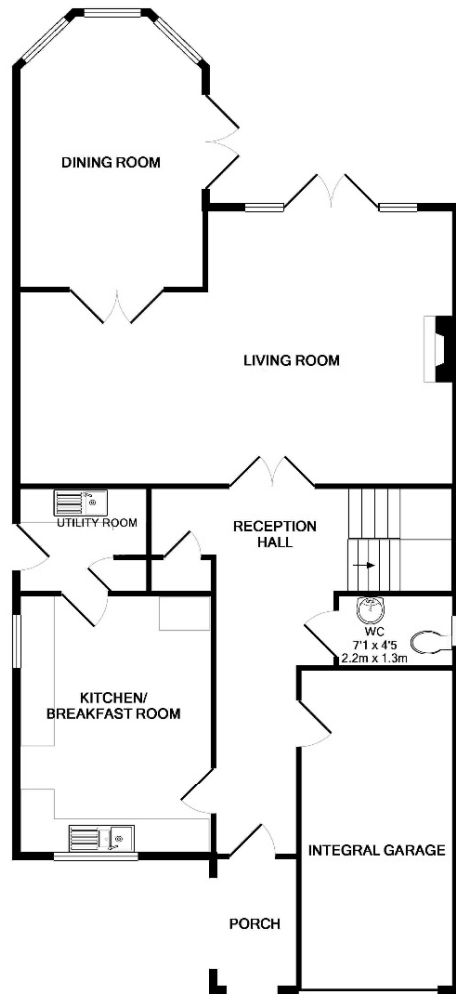




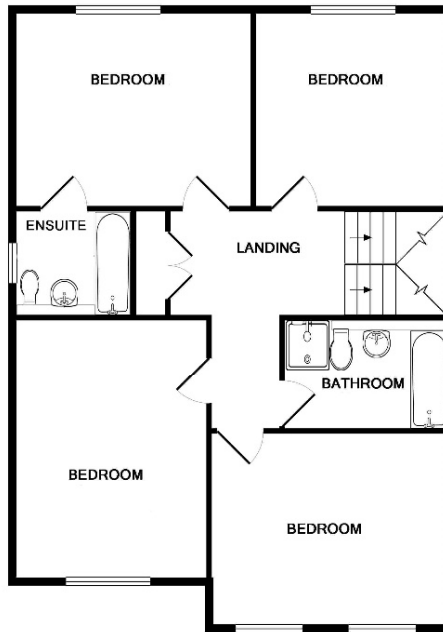


**Directions:**

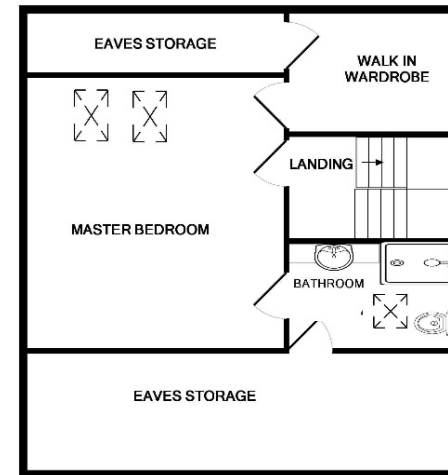
Please contact the office on 01582 768666 for directions to the property.



GROUND FLOOR  
APPROX. FLOOR  
AREA 1233 SQ.FT.  
(114.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 918 SQ.FT.  
(85.3 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 712 SQ.FT.  
(66.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 2862 SQ.FT. (265.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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