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Crouch Hall Gardens  
Redbourn | Hertfordshire | AL3 7EL

# Crouch Hall Gardens

## Redbourn

### Hertfordshire

- Charming Period Cottage in a Superb Location
- Full of Charm & Character Throughout
- Lounge with Feature Fireplace
- Separate Dining Room
- Cottage Style Fully Fitted Kitchen and Separate Utility
- Master Bedroom with En-Suite
- Two Additional Bedrooms
- Family Bathroom
- Fully Equipped Garden Office
- Front and Rear Garden, Garage and Parking

A rare opportunity to purchase this absolutely beautifully presented three-bedroom character cottage with origins dating back to the 1892.

As you step into this charming family home, you will immediately sense the superb blend of modern and character. There is a generous lounge with a beautiful feature fireplace; a separate dining room, gorgeous country style kitchen and separate utility, plus downstairs cloakroom.

Upstairs is the master bedroom with ensuite, and two additional double bedrooms and a family bathroom.

The front garden is maintained as a traditional English country garden, whilst the rear has been developed into a more contemporary outdoor space with a hot tub, lounging lower deck and pond, plus excellent home office complete with power, lighting and fixed data cabling to the home internet.

Ample parking and a large garden shed.



The village's extensive amenities are all within a short walk and include the High Street which offers a range of shops from Post Office to independent shops. The village has a good primary school, a variety of popular family pubs and beautiful common with a local cricket club. More extensive shopping and leisure facilities are a short drive away in both Harpenden and the historic city of St Albans.

Redbourn is favoured with excellent transport links, with Junction 9 of the M1 close by and First Capital Connect rail services available at both Harpenden and St Albans. London Luton Airport is also nearby.

#### GENERAL:

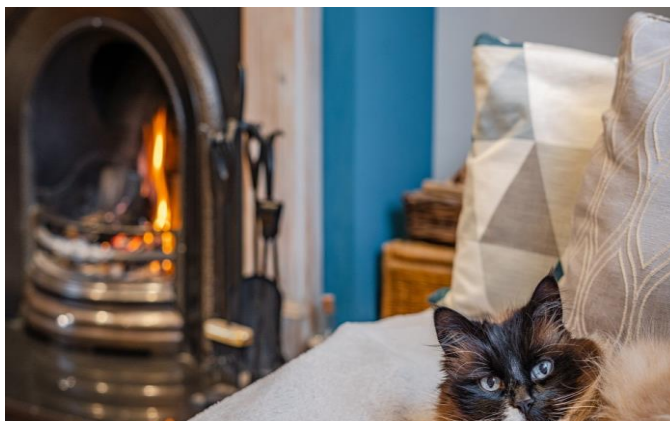
Tenure: Freehold

EPC Rating: D

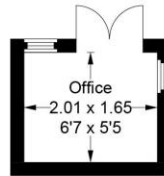
Council Tax Band: E

Local Authority: St Albans Council

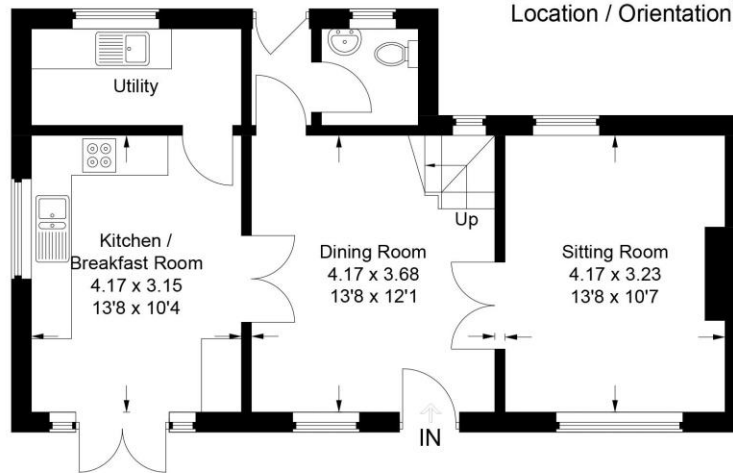
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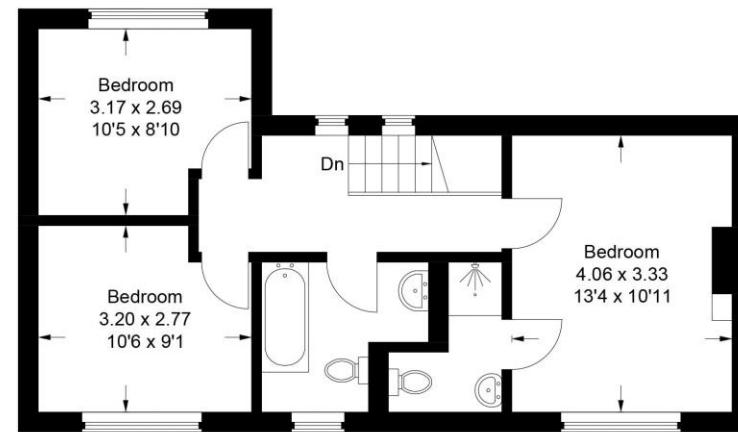
Approximate Gross Internal Area  
 Ground Floor = 52.9 sq m / 569 sq ft  
 First Floor = 48.3 sq m / 520 sq ft  
 Office = 3.3 sq m / 35 sq ft  
 Total = 104.5 sq m / 1,124 sq ft



(Not Shown In Actual Location / Orientation)



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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**Tel : 01582 793116**

**Fine & Country Redbourn**

51 High Street, Redbourn, St. Albans, AL3 7LW

redbourn@fineandcountry.com

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. F653

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