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44 East Common
Redbourn | Hertfordshire | AL3 7NQ
£550,000

A charming two double bedroom detached cottage with planning consent to convert the garage, situated in the sought after Hertfordshire village of Redbourn with views across The Common.

Positioned along East Common, this delightful two double bedroom detached cottage offers an excellent opportunity to acquire a unique home located in a sought after location with views over The Common, and a short walk to Redbourn Village High Street. The cottage provides the ideal space for someone who is looking to downsize, or as a 'lock up & go' for those who seek warmer weather. In addition, the property benefits from approved planning consent to convert the detached garage into a home office with cloakroom, providing additional space for when friends and family visit, or the perfect space for a working professional to work from home. The Hertfordshire village of Redbourn offers a variety of local amenities such as local shops, post office, pub/restaurants, Doctors Surgery & Pharmacy, as well as good schooling nearby whilst the nearby towns of Harpenden and St. Albans provides an array of extensive shopping facilities nearby. Redbourn also offers excellent transport link to London with the M1 Junction 9 approximately 2 miles away, and an efficient rail service from Harpenden to St. Pancras in under 30 minutes, making Redbourn a convenient location to commute to the capital or exploring the wider area.

Upon entry, a welcoming porch opens to the entrance hall which leads to a light and airy living room. The dual aspect living room features scenic views towards The Common, and a log burning stove creating the perfect space to relax and cosy up with loved ones. Beyond the living room, a door leads through to a convenient space to work from home or as a playroom for young children. A stable door from the entrance hall opens into a modern separate kitchen. The kitchen area is fitted with a range of base and wall mounted units, an integrated dishwasher, fridge and freezer, and space for a cooker. Towards the rear of the kitchen, an opening extends to a utility area with access leading out to the private courtyard garden.

Stairs from the entrance hall rise to the first floor landing and leads to both double bedrooms and a refitted family bathroom. The master bedroom located to the front of the cottage is a generous size double bedroom, whilst enjoying an elevated view towards The Common. The second bedroom is also a good size double bedroom, and benefits from built in storage for added convenience. The family bathroom has been refitted by the current owners who have thoughtfully blended the charm of a period home with a touch of modern features. The family bathroom is tiled floor to ceiling, and comprises of a low level W.C, a vanity wash hand basin with storage under, and a panelled bath with a shower attached above, the perfect haven to relax and unwind.

Externally, the cottage is approached through a metal gate leading to the main entrance with a brick and metal railing across the front boundary. Adjacent to the cottage is an allocated space for off road parking situated in front of the detached garage which provides planning consent to convert to a detached home office/guest bedroom. Access from the kitchen/utility area leads out to a private wall and fenced courtyard garden. The private courtyard provides the perfect space to enjoy al-fresco dining with friends and family, or to relax and unwind whilst enjoying the surrounding tranquil environment.



- Charming Two Bedroom Detached Cottage
- Planning Consent for Garage Conversion
- Sitting Room with Log Burning Stove
- Fitted Kitchen & Utility Area
- Separate Study Room/Playroom
- Refitted Family Bathroom
- Private Courtyard Garden
- Views Across The Common
- Desirable Hertfordshire Village Location
- Excellent Transport Links to London Nearby

Additional Information

Tenure: Freehold

Gas, Mains Water, Electricity

EPC Rating: Band D

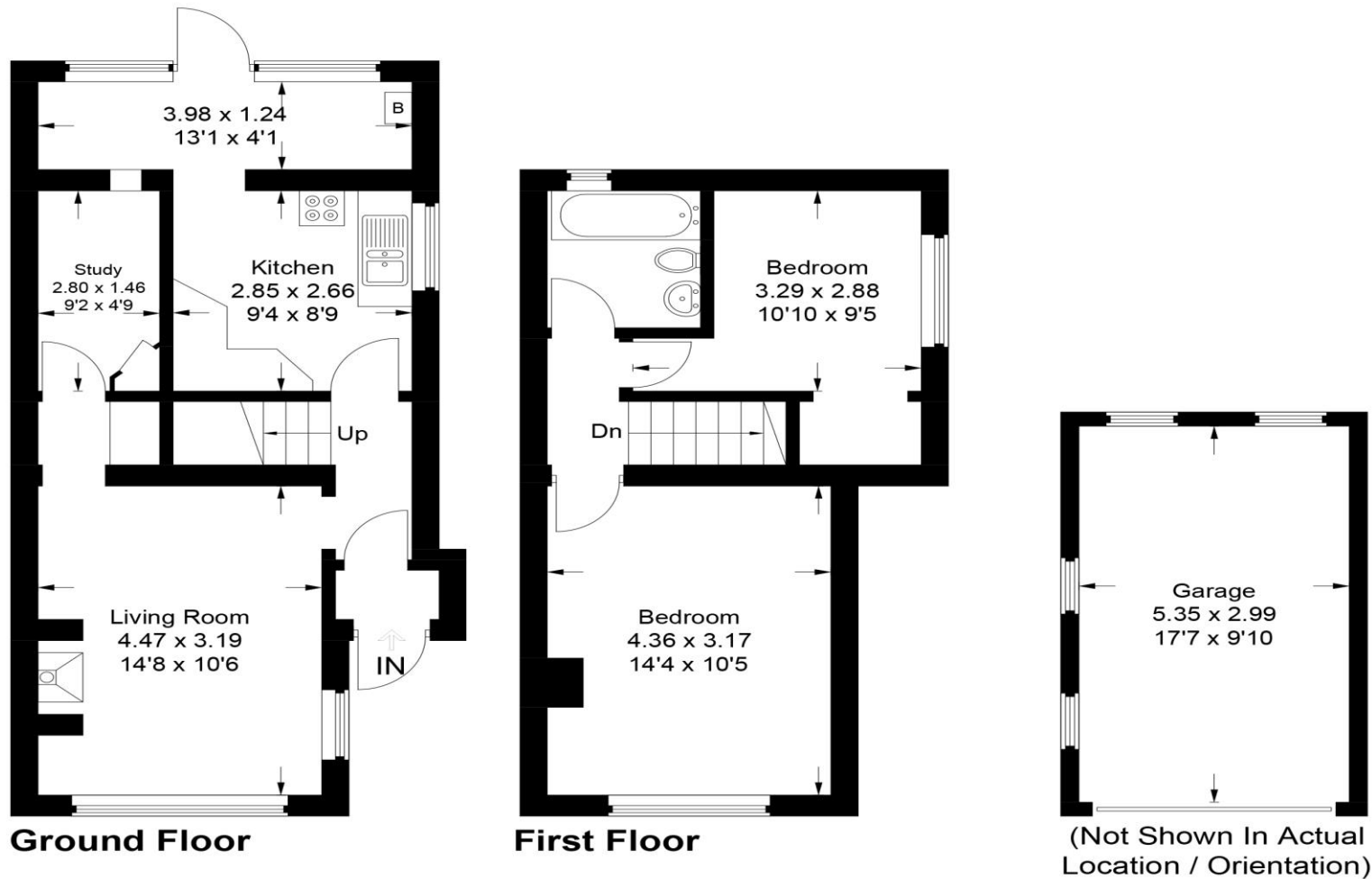
Council Tax: Band E

Local Authority: St. Albans City Council

N.B. Details of the approved planning consents to convert the garage are available upon request.



Approximate Gross Internal Area
 Ground Floor = 40.1 sq m / 432 sq ft
 First Floor = 31.0 sq m / 334 sq ft
 Garage = 16.0 sq m / 172 sq ft
 Total = 87.1 sq m / 938 sq ft



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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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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