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Harpenden Lane
Redbourn | Hertfordshire
£350,000

2 Harpenden Lane
Redbourn
Hertfordshire
AL3 7PA

A character two bedroom cottage situated just off Redbourn High Street, offered for sale with no onward chain.

Located along Harpenden Lane, this two bedroom end of terrace cottage offers a wealth of character throughout including exposed beams and a brick fireplace. The property offers an excellent opportunity for first time buyers, an investment purchase, or someone who is looking to downsize. The property is well positioned and within easy walking distance to Redbourn High Street which offers a range of amenities such as local shops, pub/restaurants, doctors surgery & pharmacy, and good schooling nearby. Redbourn also offers excellent transport links to London with the M1 Junction 9 approx. 2 miles, and an efficient rail service from Harpenden to St. Pancras in under 30 minutes.

Internally, you are welcomed by a cosy sitting/dining room to the front of the property which features exposed beams and a brick surround fireplace with log burning stove. To the rear of the sitting/dining room, access leads into a separate kitchen that overlooks the rear garden. The kitchen is fitted with a range of base level units with an integral oven and electric hob, and space for white goods. Adjacent to the kitchen is a refurbished groundfloor shower room. A door from the kitchen leads to stairs rising to the first floor landing, and leads to generous sized double mast bedroom, and a good sized second bedroom.

Externally, access via the kitchen opens out onto a low maintenance rear courtyard garden with a block paved patio area, ideal for entertaining. The rear garden can be accessed via a side gate from the front of the property, with a brick wall and fenced boundary to the garden.



- No Onward Chain
- Two Bedroom Cottage
- Character Features Throughout
- Separate Fitted Kitchen
- Groundfloor Shower Room
- Two Good Size Bedrooms
- Enclosed Courtyard Garden
- Walking Distance to High Street Amenities
- Desirable Hertfordshire Village
- Excellent Road & Rail Links to London Nearby

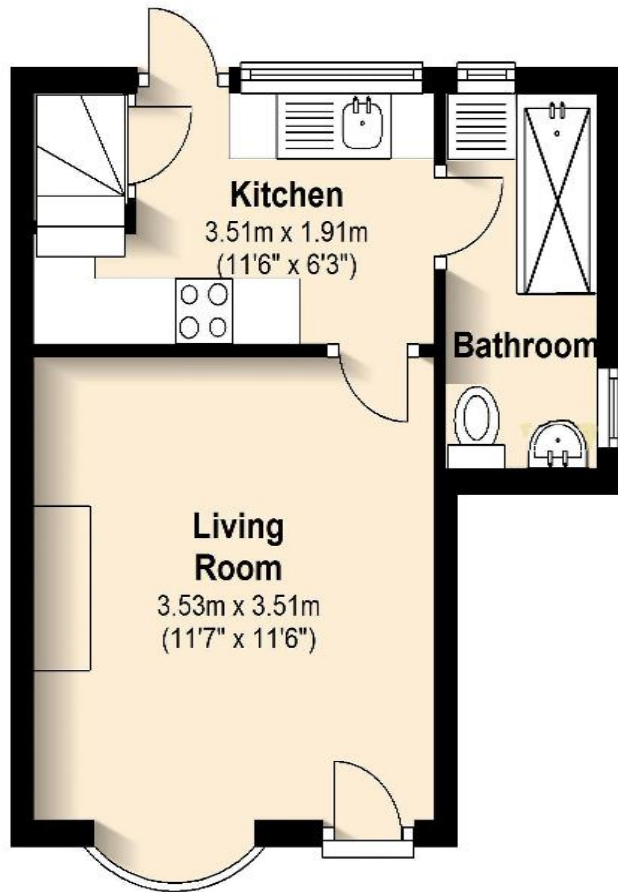
Additional Information

- Tenure: Freehold
- Gas, Mains Water, Electricity
- EPC Rating: Band E
- Council Tax: Band D
- Local Authority: St. Albans City Council



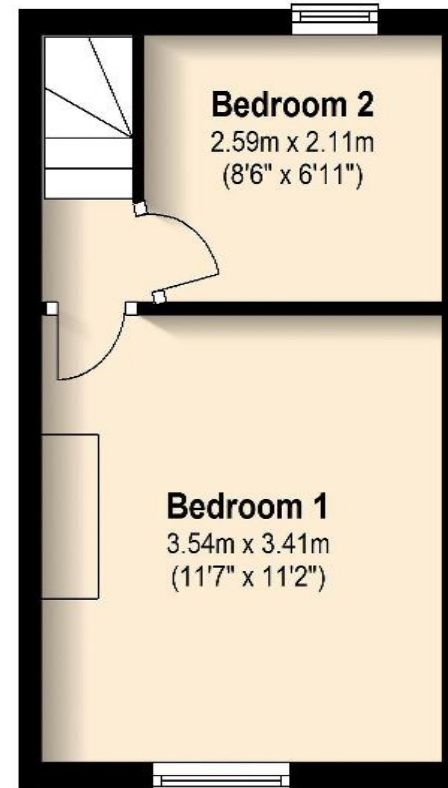
Ground Floor

Approx. 23.7 sq. metres (255.1 sq. feet)



First Floor

Approx. 19.7 sq. metres (212.0 sq. feet)



Total area: approx. 43.4 sq. metres (467.1 sq. feet)

Not to Scale. For identification purposes only.
Plan produced using PlanUp.

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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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