



27 Crown Street

Redbourn

Hertfordshire

AL3 7JX

A fully refurbished three bedroom semi detached cottage with a large rear garden and detached home office within the sought after Hertfordshire village of Redbourn, and within walking distance to the village High Street.

Nestled on Crown Street in Redbourn, this charming three bedroom semi detached cottage showcases a seamless fusion of classic allure and contemporary elegance. Lovingly renovated by its current owners, the property exudes character while boasting modern finishes throughout. Highlights include an expanded kitchen/dining room area overlooking a spacious private rear garden, a cosy sitting room with an original open fireplace, a beautifully updated family bathroom, three generously sized bedrooms, a basement, a delightful rear garden complete with a detached home office, and potential to extend further subject to planning consents which were previously obtained. Crown Street is located within a short walk to the village High Street of Redbourn and offers an abundance of local amenities within including local shops, pub/restaurants, Post Office, Doctors Surgery & Pharmacy, as well as excellent schooling nearby. The Hertfordshire village of Redbourn also offers excellent connections 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 it a convenient location to commute to the capital, or exploring the wider area.

Upon entering, you're welcomed by an inviting entrance hall boasting a newly refitted cloakroom, seamlessly leading to a spacious sitting room at the front of the home. Bathed in natural light from its dual aspect windows, the sitting room offers an ideal setting to unwind by the original open fireplace. Moving beyond the hall, discover the recently renovated and extended kitchen/dining area offering tranquil views of the lawned private rear garden. The kitchen features a range of modern base and wall units, complete with integrated appliances such as a dishwasher, fridge/freezer, and wine cooler, along with space for a range cooker. Accessible from the entrance hall, a lower ground basement provides additional storage and presents a prime opportunity to craft an entertainment space or a dedicated home office area.

Ascending from the entrance hall, stairs lead to the first floor landing, granting access to three generously proportioned bedrooms and the recently revamped family bathroom. Situated to the rear of the first floor is a spacious double master bedroom, enjoying an elevated position with views of the private rear garden. Positioned at the front is another sizeable double bedroom, while the third bedroom offers ample space as a third bedroom. The family bathroom, tastefully renovated by the current owners, features floor to ceiling tiles, a low level W.C, a wall mounted wash hand basin with storage underneath, and a tile panelled bath with an attached shower above.

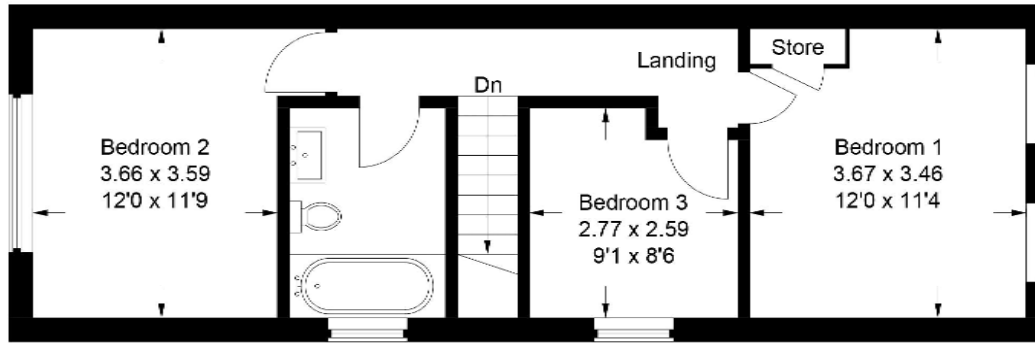


This delightful cottage conveniently provides off road parking for two vehicles, with a pathway leading to the main entrance and side gated access. From the kitchen/dining room, doors open onto a designated patio area, perfect for al-fresco dining and social gatherings while enjoying views of the private rear garden. Steps from the patio lead up to the mature lawned rear garden, bordered by fences for privacy within, creating an ideal spot to relax in the tranquil surrounding environment. Towards the rear of the garden, a decked area leads to a detached outbuilding equipped with power, lighting, and high-speed broadband connectivity, offering the ideal space for working from home.

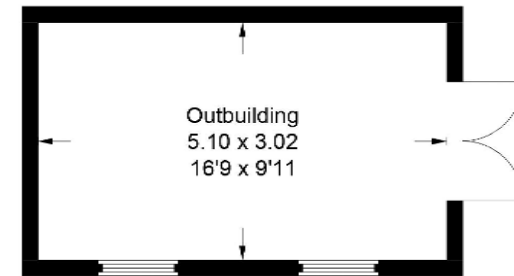
- Charming Three Bedroom Semi Detached Cottage
- Extended and Fully Refurbished Throughout
- Spacious Sitting Room with Original Open Fire
- Refitted Kitchen/Dining with Integral Appliances
- Downstairs Cloakroom & Lower Ground Basement
- Three Bedrooms & Refitted Family Bathroom
- Large Rear Garden with Detached Home Office
- Off Road Parking for Two Vehicles
- Walking Distance to Village Amenities
- Excellent Transport Links to London Nearby



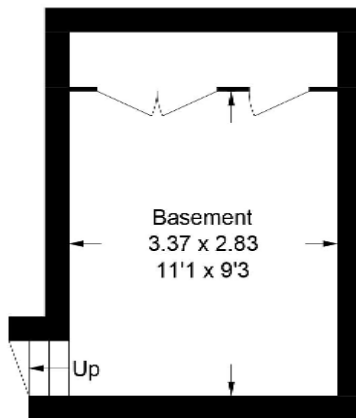
Approximate Gross Internal Area
 Ground Floor = 54.8 sq m / 590 sq ft
 First Floor = 45.3 sq m / 488 sq ft
 Basement = 15.8 sq m / 170 sq ft
 Outbuilding = 15.3 sq m / 165 sq ft
 Total = 131.2 sq m / 1,413 sq ft



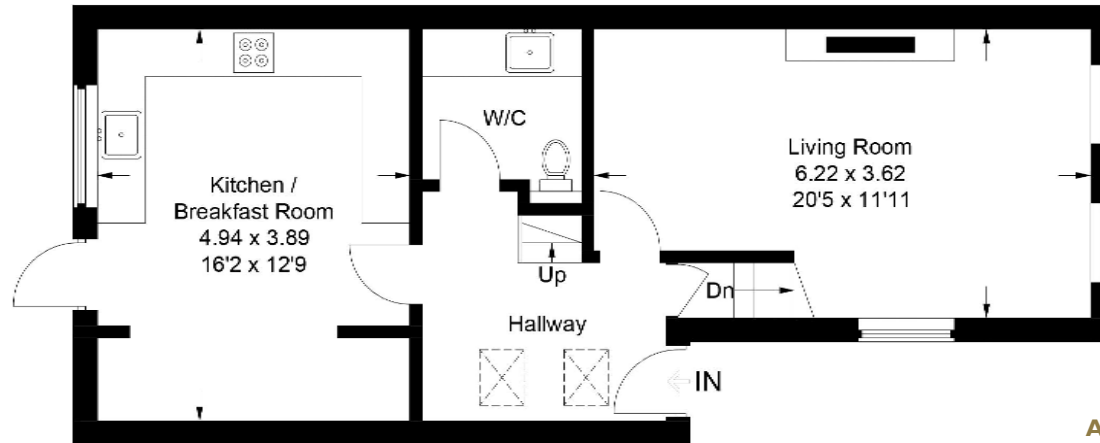
First Floor



(Not Shown In Actual Location / Orientation)



Basement



Ground 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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Additional Information

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

Tel: 01582 793116

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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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