



# Lamb Lane Redbourn Hertfordshire

**A charming two bedroom cottage with a modern touch set in the heart of the desired village of Redbourn.**

This two bedroom property located along Lamb Lane and just off of the village High Street has been beautifully presented by the current owners who have enjoyed it as a family home for the best part of 15 years. It offers a fantastic opportunity for both first time buyers and landlords who are looking to be a part of a local community whilst also having fantastic transport links to London nearby.

The house itself has been tastefully decorated with bespoke shelving and storage introduced in the living room, utilising the space effectively. As you walk through the front door, you are greeted with the light and airy living room which has a wonderful open fireplace. The fitted kitchen has a barn style door allowing the top to be open and let the fresh air and sunlight through. There is dining space in the kitchen, making it a sociable place to enjoy company while cooking and hosting. Upstairs, there is a master bedroom with fitted wardrobes and a second bedroom which could also be used as a home office. The family bathroom is bright and has ample storage.

The rear garden is south facing, making the summer evenings a pleasure to enjoy, and has an enchanting feel to it whilst also being easy to maintain. Located in a shared access space to next door, the property has its own shed for extra storage.

Redbourn High Street has everything you should need ranging from shops for groceries to a barber shop and hairdressers as well as a Doctors Surgery and Pharmacy. The cottage is situated a stones throw away from this and leads up towards Crouch Hall Lane and the local school and a short walk to Redbourn Common. Travel links nearby include the M1, A5 and Harpenden train station which takes under 30 minutes to get to London St. Pancras.



- Two Bedroom Character Cottage
- Located in the Heart of Redbourn
- Presented to a High Standard
- Separate Living with with Open Fire
- Fitted Kitchen/Dining Room
- First Floor Family Bathroom
- South Facing Courtyard Garden
- Walking Distance High Street Amenities
- Desirable Hertfordshire Village Location
- Excellent Transport Links to London Nearby

GENERAL:

Tenure: Freehold

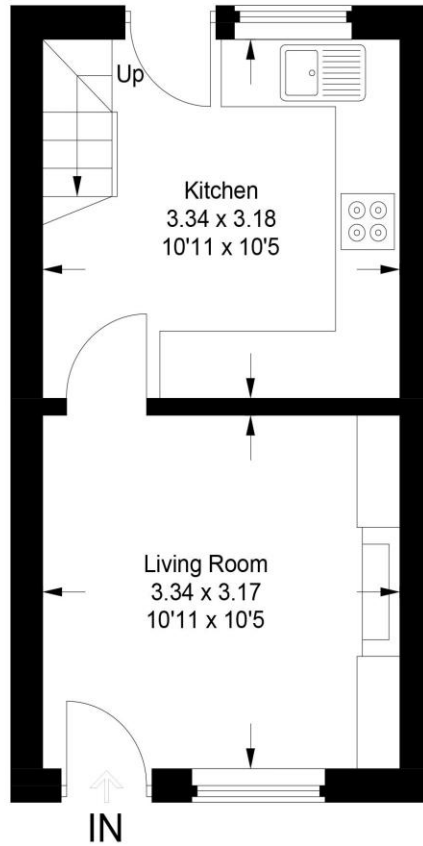
EPC Rating: D

Council Tax Band: C

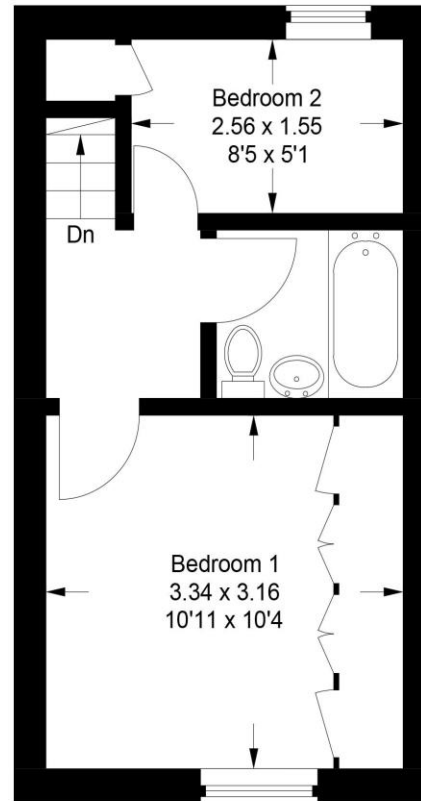
Local Authority: St. Albans Council



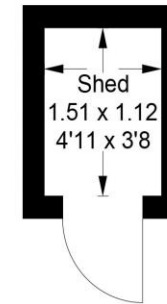
Approximate Gross Internal Area  
Ground Floor = 22 sq m / 237 sq ft  
First Floor = 21.8 sq m / 235 sq ft  
Shed = 1.6 sq m / 17 sq ft  
Total = 45.4 sq m / 489 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

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.  
© CJ Property Marketing Ltd Produced for Fine & Country

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