



8 Crouch Hall Gardens

Redbourn

Hertfordshire

AL3 7EL

An extended and well presented four bedroom semi detached family home with open plan living and a south/west facing private garden, situated along one of Redbourn's highly sought after no through road location.

Nestled along the private road of Crouch Hall Gardens, this spacious four bedroom semi detached family home has been extended to create spacious living accommodation over two floors. The delightful family home features an open plan kitchen/dining/family area with bi-folding doors opening onto the private south/west facing rear garden, a generous sized sitting/dining room with an original feature open fire, and four good sized bedrooms including an en suite master bedroom. Crouch Hall Gardens is within a short walking distance to The Common and Redbourn's village High Street which offers a variety of amenities such as local shops, pub/restaurants, coffee shops, Doctors Surgery/Pharmacy, as well as good schooling nearby and catchment for outstanding schools in Harpenden. Redbourn also offers excellent transport links to London nearby with the M1 Junction 9 approximately 2 miles away, and an efficient rail service from Harpenden or St. Albans to St. Pancras in under 30 minutes, making it an ideal location for commuting into the capital, or to explore the wider area.

Entering this family home, a porch with downstairs cloakroom opens into a welcoming entrance hall and connects to a spacious bay fronted sitting/dining room that extends beyond 28 ft. in length. The sitting area features an original open fire place, whilst bi-folding doors to the rear of the dining space opens into the extended open plan kitchen/dining/family area. The refitted kitchen is fitted with a range for base and eye level units with a breakfast bar, an integral oven with gas hob and extractor fan, integral dishwasher and washing machine, and space for a fridge/freezer. The dining/family overlooks the rear garden with bi-folding doors which creates the perfect scene for social and formal gatherings whilst enjoying a hybrid of indoor/outdoor living.

Stairs from the entrance hall rises to the first floor landing and leads to four good size bedrooms and the family bathroom. The bay fronted master bedroom located to the front of the property is a generous sized double bedroom, and features an en suite shower room fitted with floor to ceiling tiles, low level W.C, vanity wash hand basin with storage under, heated towel rail and shower cubicle. Bedroom two located to the rear of the property is a spacious double bedroom that enjoys views over the private rear garden. Bedroom three is also a double sized bedroom and benefits from built in storage, whilst the fourth bedroom is a good sized single bedroom located at the rear. The family bathroom is a white three piece suite fitted with floor to ceiling tiles, and comprises of a low level W.C, vanity wash hand basin with storage under, heated towel rail, and panelled bath with a shower attached above.



The family home is approached via a block paved driveway that provides off road parking for two vehicles and leads to an integral single garage and main entrance. Adjacent to the driveway is a lawned front garden with a shrub border and a low height brick wall boundary. Bi-folding doors off the open plan kitchen/dining/family room opens on to a designated patio area that provides the perfect space to enjoy al-fresco dining and social gatherings. The private south/west facing rear garden is mainly laid to lawn with shrub and fenced boundaries. To the rear of the garden is a raised decking area which provides an excellent space to entertain with friend and family, or to relax and unwind whilst enjoying views over the garden within a tranquil environment.

- Extended Semi Detached Family Home
- Highly Desirable No Through Road Location
- Four Bedrooms Including Master en Suite
- Open Plan Kitchen/Dining/Family Room
- Separate Sitting/Dining Room
- Family Bathroom & Downstairs Cloakroom
- Enclosed South/West Private Rear Garden
- Integral Garage & Driveway for Two Vehicles
- Walking Distance to Village Amenities
- Excellent Transport Links to London Nearby

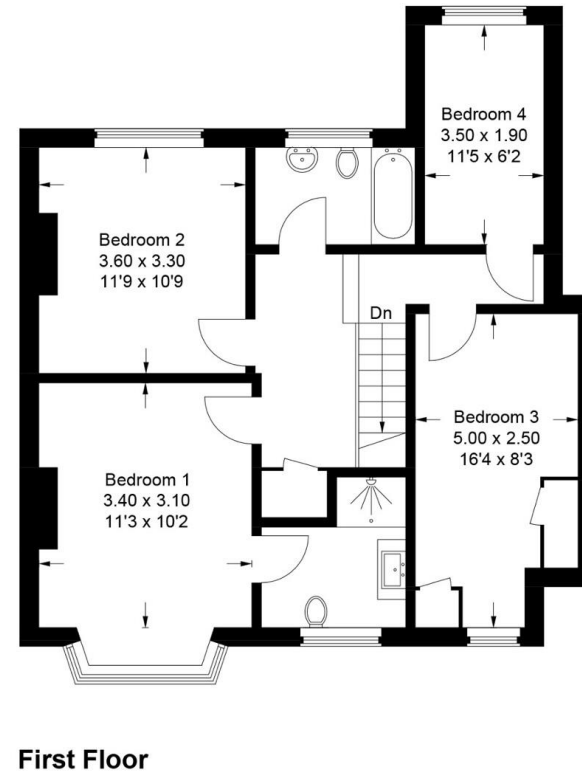
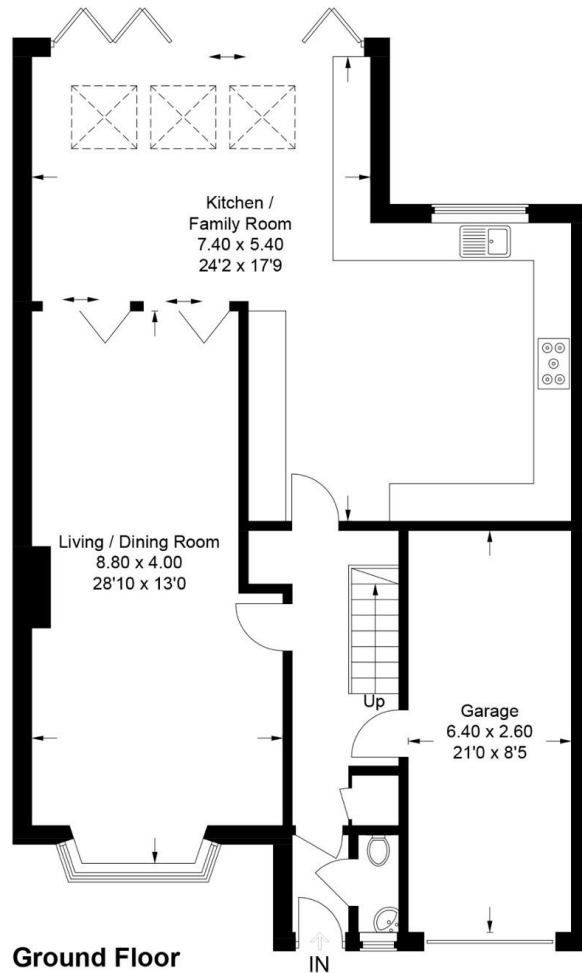
Additional Information

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

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Approximate Gross Internal Area
Ground Floor = 85.1 sq m / 916 sq ft
First Floor = 57.0 sq m / 614 sq ft
Total = 142.1 sq m / 1,530 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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