



FINE & COUNTRY
fineandcountry.com™

3 Fish Street
Redbourn | Hertfordshire | AL3 7LP
£495,000

A charming Grade II Listed two double bedroom extended end of terrace cottage, situated within the heart of the sought after Hertfordshire village of Redbourn, offered for sale with no onward chain.

Nestled on Fish Street, this charming character home is an ideal opportunity for first time buyers or those looking to downsize while staying close to village amenities. This Grade II Listed cottage brims with character, featuring exposed beams and a striking dual sided open fireplace in the cosy sitting/dining room. The property also boasts a modern kitchen with integrated appliances, two spacious double bedrooms, a refurbished shower room, and a private rear garden with off-road parking for two vehicles. Conveniently located within walking distance to Redbourn's High Street, the cottage offers easy access to local shops, a Post Office, pubs/restaurants, a Doctors Surgery and a Pharmacy, along with excellent nearby schools. Redbourn's location is perfect for commuters, with the M1 Junction 9 just 2 miles away and a quick rail connection from Harpenden to St. Pancras in under 30 minutes, making it an ideal base for both commuting to London and exploring the surrounding area.

As you step into this delightful home, the main entrance welcomes you into a spacious sitting room that effortlessly combines character and comfort. The room is adorned with charming exposed beams and features a cosy brick-surround open fireplace, creating a warm and inviting atmosphere perfect for relaxation. An opening from the sitting room leads into a separate dining area, which also boasts a brick-surround open fire, making it an ideal space for formal dining or gatherings with family and friends. At the rear of the sitting room, you'll find access to a modern and well-equipped kitchen. The kitchen features a range of base and wall-mounted units with roll-top surfaces, offering ample storage and workspace. A practical breakfast bar provides an ideal spot for casual dining or morning coffee. The kitchen is further enhanced by integrated appliances, including an oven with a gas hob, a built-in dishwasher, and a washing machine, ensuring convenience and functionality, whilst space is provided for fridge/freezer.

Accessed through a door from the dining area leads to a staircase that ascends to the first-floor landing. Here, the master bedroom presents a generously sized double room, enhanced by charming exposed beams and built-in wardrobe space for added convenience. The second bedroom, also a double, benefits from built-in storage, whilst also providing a versatile space for a home office to allow those the comfort to work from home. The first floor is completed by a modern, refitted shower room, which features a low-level W.C., a vanity wash hand basin with storage underneath, a heated towel rail, and a walk-in shower cubicle, combining both practicality and comfort in a well-designed layout.

Stepping out from the kitchen, you'll find a designated patio area at the rear of the cottage, perfect for outdoor dining and relaxation. From this patio, a step up leads to a shed, providing additional and convenient storage space. The patio area extends to a gravelled driveway along the side of the cottage, where off-road parking is available for two vehicles through double wooden gates accessed from Fish Street. Beyond the driveway lies the main garden, which is laid to lawn and enclosed by fenced boundaries, ensuring a high degree of privacy to enjoy entertaining guests and family or for relaxation within the surrounding environment.



- No Onward Chain
- Charming Grade II Listed Cottage
- Character Features Throughout
- Two Double Bedrooms & Shower Room
- Sitting/Dining Room with Feature Open Fire
- Separate Fitted Kitchen with Integral Appliances
- Enclosed Private Rear Garden & Off Road Parking
- Walking Distance to High Street Amenities
- Desirable Hertfordshire Village Location
- Excellent Transport Links to London Nearby

Property Information

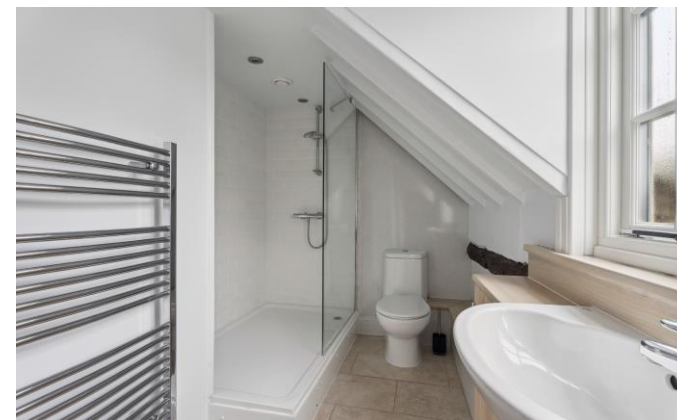
Tenure: Freehold

Gas, Mains Water, Electricity

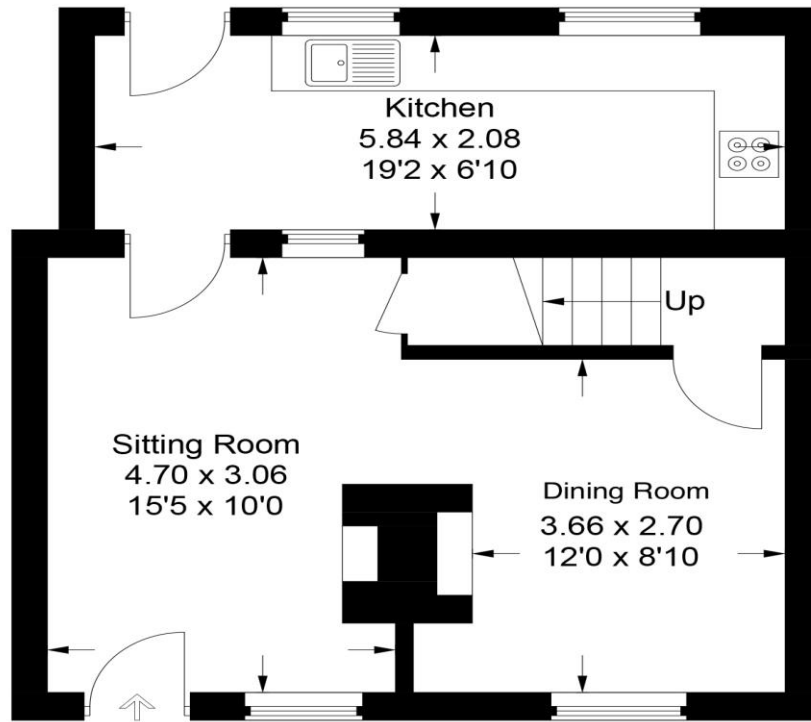
EPC Rating: Exempt

Council Tax: Band F

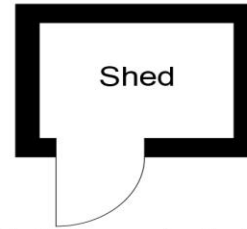
Local Authority: St. Albans City Council



Approximate Gross Internal Area
 Ground Floor = 43.7 sq m / 470 sq ft
 First Floor = 29.4 sq m / 316 sq ft
 Shed = 2.1 sq m / 23 sq ft
 Total = 75.2 sq m / 809 sq ft

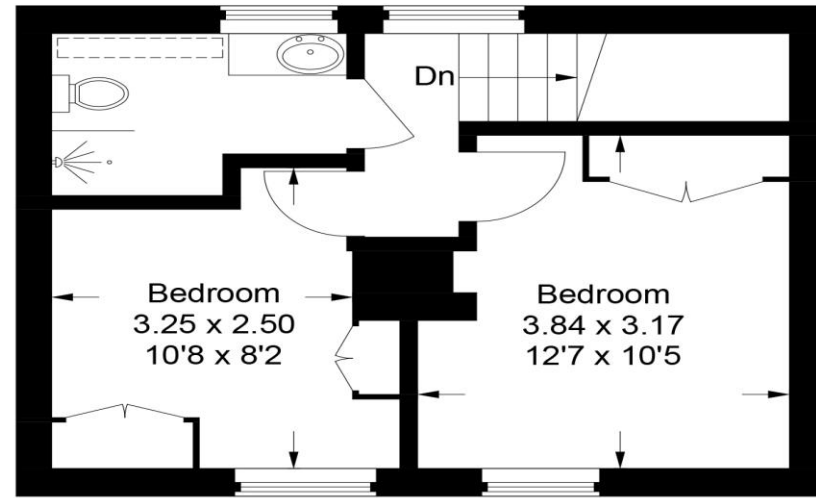


Ground Floor



Shed
 (Not Shown In Actual Location / Orientation)

 = Reduced headroom below 1.5m / 5'0



First 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.

© CJ Property Marketing Ltd Produced for Fine & Country

Tel: 01582 793116

Fine & Country Redbourn & Edlesborough
 51 High Street, Redbourn, St. Albans, AL3 7LW
 redbourn@fineandcountry.com

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

fineandcountry.com