



DRUCE
▲ & PARTNERS ▲

2 West Common
Redbourn, AL3 7DY
Guide Price £385,000

A good sized 2 Bedroom Ground Floor Maisonette with lawned 75 ft rear garden and Off Street Parking with panoramic views over Redbourn Common in a picturesque setting off Church End within easy reach of High Street amenities.

Hall. 15' x 14' living room with views over the Common. 13' x 9' dining / kitchen. 2 double bedrooms, bathroom with shower cubicle. mature 75' rear garden.

Redbourn is a popular Hertfordshire village surrounded by rolling farmland within 3 miles of Harpenden and St Albans both with mainline stations into St Pancras International. Easy access to A1 (M), M1, & M25 motorways and Luton Airport.

GROUND FLOOR

Entrance Hall

2 Radiators. Fitted cupboard. Shelved cupboard.

Living Room

15'4 x 14'1 (4.67m x 4.29m)

Into bay with lovely panoramic views over Redbourn Common. Radiator. Wood burning stove..

Dining / Kitchen

12'10 x 8'10 (3.91m x 2.69m)

Range of fitted cupboards including integrated fridge and freezer. Single drainer sink with cupboards under. Recess and plumbing for washing machine. Space for dining table. Radiator. Recess for gas cooker.

Utility Store

Gas boiler.

Rear Lobby

Door to terrace and garden.

Bedroom 1

12'5 x 11'11 (3.78m x 3.63m)

Radiator. Lovely views over Redbourn Common.

Bedroom 2

12'0 x 9'0 (3.66m x 2.74m)

Radiator. Window overlooking rear garden.

Bathroom

Tiled walls and floor. Panelled bath, wash hand basin, WC. Chrome heated towel rail. Separate tiled shower cubicle. Opaque window.

OUTSIDE

Front Garden

On West Common with panoramic views over Common. Lawned. .

75 ft Rear Garden

Lawned rear garden with large paved terrace and garden shed.

Driveway Parking

All Mains Services

Council Tax

Band C - £1954 p.a

EPC

Band D

Leasehold

89 years remaining.

Ground Rent

£10.p.a. Freeholder -St Albans Council.

Maintenance Charge

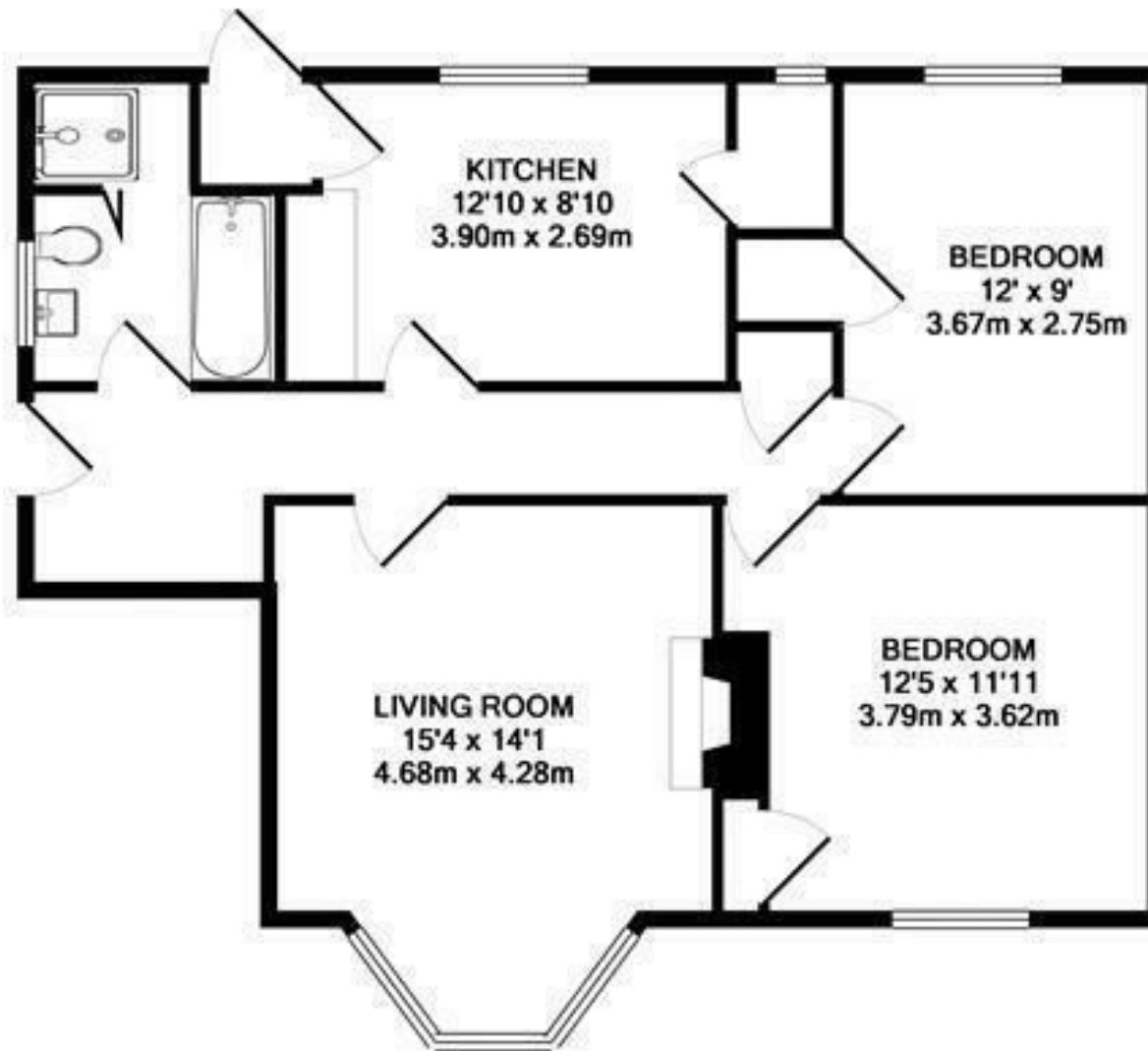
Currently £434.16 p.a.

Agents Note

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Viewing

Through Druce & Partners, telephone: 01727 855232
sales@druce-partners.co.uk



TOTAL APPROX. FLOOR AREA 723 SQ.FT. (67.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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