



1 Shafford Cottages Redbourn Road, St. Albans, AL3 6LB

Guide price £1,100,000 Freehold



# 1 Shafford Cottages Redbourn Road

St. Albans, AL3 6LB

A wonderful opportunity to enjoy living in this four bedroom semi-detached house built circa 1860 on the most generous plot at Shafford Cottages with a delightful rural backdrop of the Childwickbury Estate and all the convenience of St Albans approximately 1 mile away. The property is offered with the benefit of no onward chain.

This charming home is accessed via a private gated drive leading to ample off street car parking to the rear of the property and a pathway leading to the house. A part-glazed front door opens into the welcoming entrance hall with a door into the comfortable lounge with wood floor and connecting through to a useful playroom/study. A wonderfully bright and spacious family room enjoys a vaulted ceiling with Velux roof windows, double doors and further windows to the side and rear with outstanding views and a square archway into the sociable kitchen/breakfast room. This superb space benefits from a range of floor and wall units with granite worktops, integrated appliances and an island unit/breakfast bar. A useful utility room housing the gas boiler and a convenient bathroom conclude the ground floor accommodation. The first floor landing leads to four well-proportioned bedrooms with a part-vaulted ceiling and exposed beams in two of the rooms. The master bedroom enjoys stairs leading to the second floor and a dressing room/study and a contemporary style shower room.

Externally an extensive patio area runs along the side and rear of the house providing a wonderful entertaining area leading to an extensive lawn adjoining fields and impressive views. A generous garden room provides a wonderful home office/guest bedroom with a bike store to the rear. There are a number of useful storage sheds and flower bed borders to the front.





## ACCOMMODATION

Entrance Hall

Lounge

12'5" x 11'5" (3.80m x 3.48m)

Family Room

28'7 x 8'9 (8.71m x 2.67m)

Kitchen/Breakfast

16'9" x 11'11 (5.11m x 3.63m)

Utility

Playroom/Study

11'11 x 11'5 (3.63m x 3.48m)

Bathroom

FIRST FLOOR

Landing

Bedroom

13'10" x 12'6" (4.22m x 3.83m)

Bedroom

11'5" x 10'10" (3.50m x 3.32m)

Bedroom

9'10" x 7'10" (3.00m x 2.40m)

Bedroom

8'1" x 7'10" (2.47m x 2.40m)

SECOND FLOOR

Dressing Room/Study

10'2" x 6'2" (3.12m x 1.89m)

Shower Room

OUTSIDE

Wrap Around Garden

157'5" x 88'6" at max (47.98m x 26.97m at max)

Garden Room/Guest Bedroom

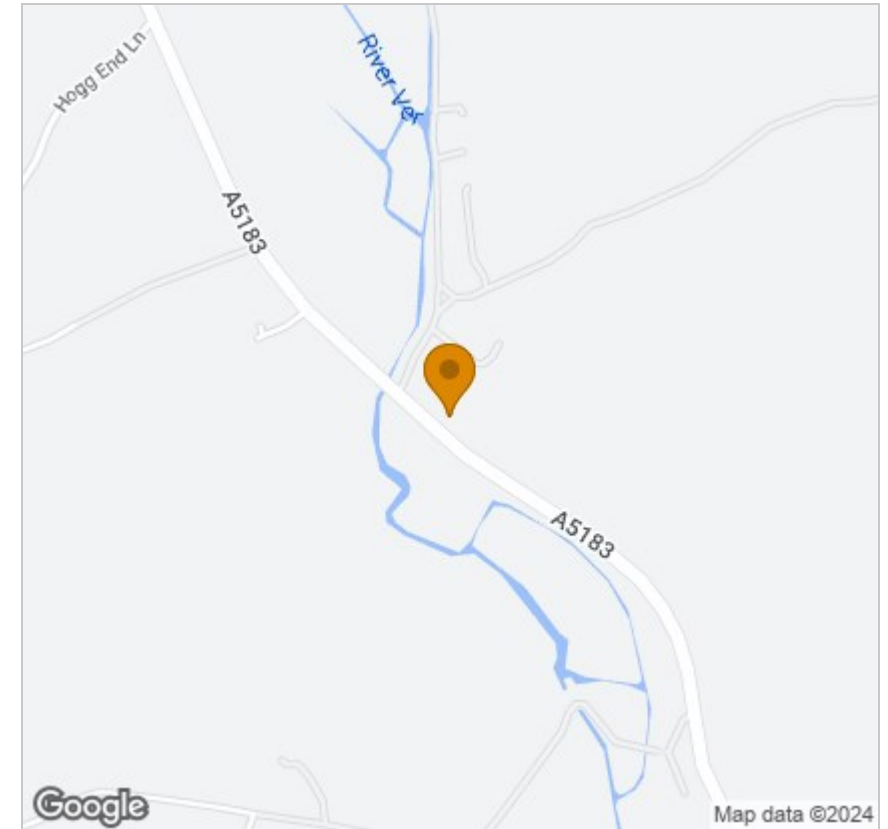
17'1 x 10'6 (5.21m x 3.20m)



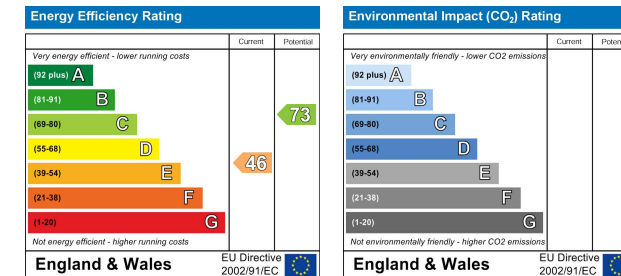
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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