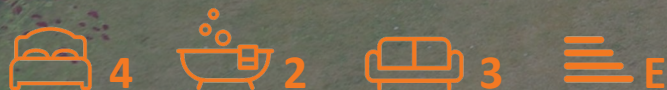




1 Shafford Cottages Redbourn Road, St. Albans, AL3 6LB

Guide price £950,000 Freehold



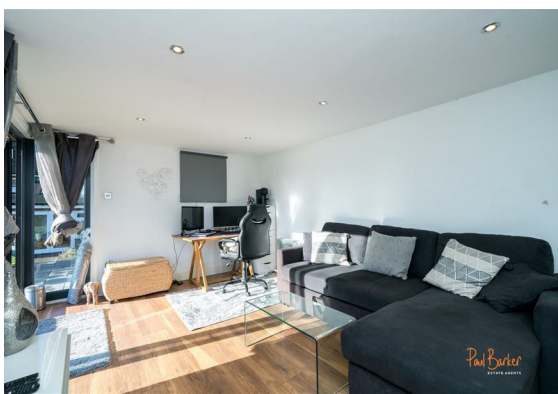
1 Shafford Cottages Redbourn Road

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



Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

