



## Redbourn Road

St Albans | Hertfordshire | AL3 6LB

£950,000

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# STEP INSIDE

Redbourn Road

Nestled within the picturesque Childwickbury Estate, this charming period property offers breathtaking, uninterrupted views over open fields while being just a short distance from St Albans City Centre. The house boasts a spacious driveway with ample parking for multiple vehicles, a detached garage, and beautiful rear garden. Additionally, the property presents exciting potential for further extension, making it an ideal opportunity for those looking to enhance and expand their dream home.

On the ground floor, the entrance hallway, which includes a convenient WC, leads to the kitchen/dining room, a cozy lounge with log burner, a bright sunroom, and a practical study. Upstairs, the first floor comprises three bedrooms and a family bathroom.

The allure of this home is not just its interior, but also its surroundings. Situated in a rural location, residents can enjoy lovely walks right on their doorstep, immersing themselves in the beauty of nature. Despite the peaceful setting, the City Centre is just a short drive away, offering the best of both worlds.















# STEP OUTSIDE

## Redbourn Road

Living at Shafford Cottages, offers a unique blend of countryside charm and convenience. Nestled in a picturesque semi-rural area, this location provides residents with the tranquillity of nature while being just a short drive from the bustling city of St Albans. The proximity to open fields and lush greenery creates a peaceful environment, perfect for those who enjoy outdoor activities like walking, cycling, or simply appreciating the natural beauty around them. Additionally, the nearby village of Redbourn and the historic city centre of St Albans offer a range of amenities, from cosy cafes and traditional pubs to excellent schools and shopping options, making it an ideal location for families and professionals alike.

In addition to the benefits of Shafford Cottages, the nearby area of Childwickbury adds another layer of appeal. Childwickbury is renowned for its historic charm and strong sense of community. Residents can enjoy the cultural richness of the area, with its historic buildings, such as Childwickbury Manor, and the annual Childwickbury Arts Fair, which brings together artists and visitors from all around. The rural setting of Childwickbury, combined with its proximity to St Albans and major road networks like the M1 and M25, offers the perfect balance of seclusion and accessibility. This makes living at Shafford Cottages not only a retreat from the hustle and bustle of city life but also a gateway to the cultural and historical treasures of the surrounding region.

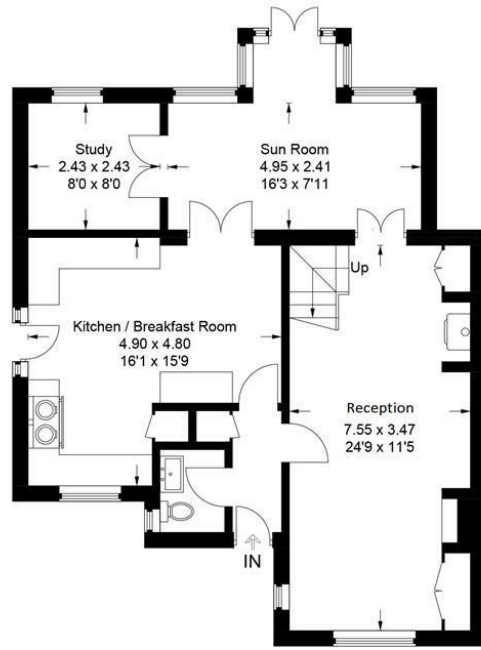




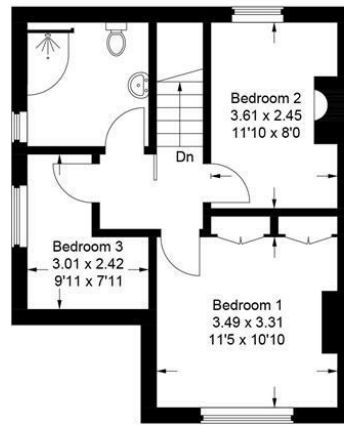




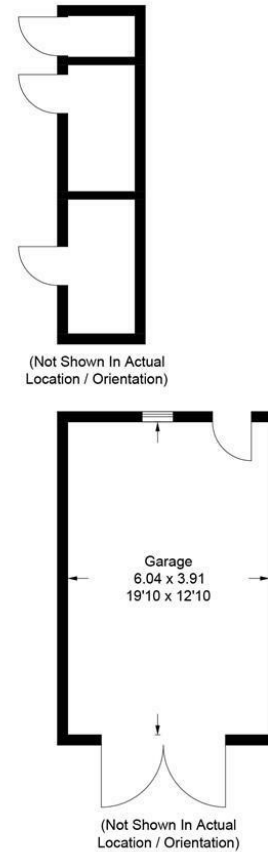
Approximate Gross Internal Area  
 Ground Floor = 74.9 sq m / 806 sq ft  
 First Floor = 39.9 sq m / 429 sq ft  
 Garage / Outbuilding = 31.6 sq m / 340 sq ft  
 Total = 146.4 sq m / 1,575 sq ft



Ground Floor



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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		98
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	30	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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