



HEARTWOOD
HOMES

Lybury Lane, Redbourn, St. Albans, AL3 7JF

£425,000

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Nestled on a charming lane near Redbourn common and village conveniences, this delightful home has been extended to offer two spacious double bedrooms. Originally designed as a three-bedroom residence, it also boasts plans and drawings by architects for a loft conversion.

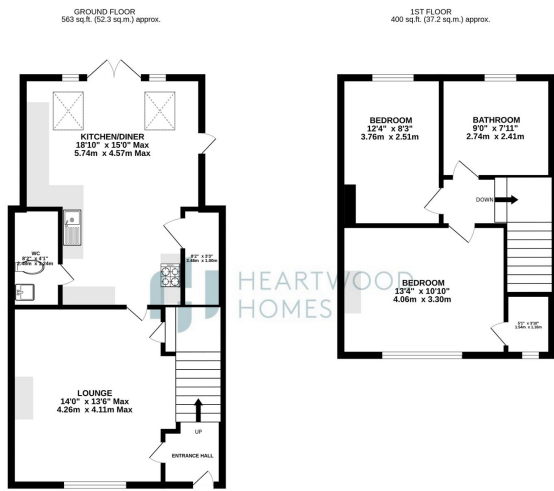
Step inside to discover a welcoming entrance hallway leading to a cosy living room featuring a striking fireplace. Beyond lies a bright and airy kitchen-dining area, perfect for family gatherings, with vaulted ceiling windows and garden access. A generous pantry and convenient downstairs cloakroom round off the ground floor.

Upstairs, you'll find two comfortable double bedrooms and a contemporary family bathroom, previously the third bedroom. Access to the loft space, currently boarded, opens up exciting possibilities. Plans are in place, and builders are lined up to transform this area into another double bedroom, with all the details available upon request. (subject to the relevant regulations)

Outside, both front and rear gardens offer serene retreats. The fenced rear garden boasts a lush lawn, interspersed with shrubs and a handy wooden shed. Meanwhile, a driveway at the front provides convenient parking and an EV charging point.

Don't miss the opportunity to experience this lovely home. Call today to schedule your appointment and embark on a journey to discover your next home.





TOTAL FLOOR AREA: 963 sq ft. (89.5 sq.m.) approx.

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- Charming two-bedroom home on sought-after lane near Redbourn common.
- Spacious living room with feature fireplace, leading to a bright kitchen-dining area.
- Two double bedrooms upstairs, alongside a modern family bathroom
- Front driveway and fenced rear garden with lawn and shed offer outdoor space.
- Complete upper chain
- Originally designed as a three-bedroom residence, with plans for a loft conversion.
- Vaulted ceiling windows flood the space with natural light.
- Loft space boarded and ready for conversion, with architects' plans in place.
- (Subject to relevant regulations)
- EPC Grade D

