



4 Bedrooms



2 Bath/Shower Rooms



2 Reception Rooms + Study



Off-Street Parking



Landscaped Garden



EPC Band D

Council Tax  
Band C - £1,996.23 (2024/25)  
Local Authority  
St Albans Council

 **ashtons**  
for life's great moves



Snatchup, Redbourn, AL3 7HB  
Guide Price £650,000 Freehold



## Snatchup, Redbourn

Excellent four-bedroom extended family home, located close to village school and Common.

🏡 Close to Redbourn Common and amenities

🏡 Four good size bedrooms

🏡 Generous living room plus study

🏡 Large kitchen diner/family room

🏡 Bathroom and shower room

🏡 Off street parking for two cars

🏡 Landscaped garden

### Description

This desirable family home has previously had a double storey extension and offers spacious and flexible living space for a growing family.

The ground floor accommodation includes a welcoming entrance hall which leads into a large living room with feature fireplace. To the rear is a fabulous open plan kitchen/diner and family room. The kitchen is fitted with an extensive range of eye and base units and opens into a dining area with lantern style roof window, this in turn leads into a family room. A separate utility room and study sit just off the kitchen. A modern shower room completes the downstairs.

Upstairs there are four good size bedrooms and a stylish family bathroom.

Outside to the front there is off-street parking for two cars. The rear garden is attractively landscaped with large patio seating area and steps up to a lawn with log store and shed at the rear.

### Location

Snatchup is situated within Redbourn, a popular Hertfordshire village, close to the Common and walking distance to the well regarded Redbourn Primary School and the High Street with it's excellent local amenities, yet within close proximity to the larger towns of Harpenden and St Albans which offer a fast and efficient rail service into London St Pancras. The M1 and London Luton airport are both within easy reach.





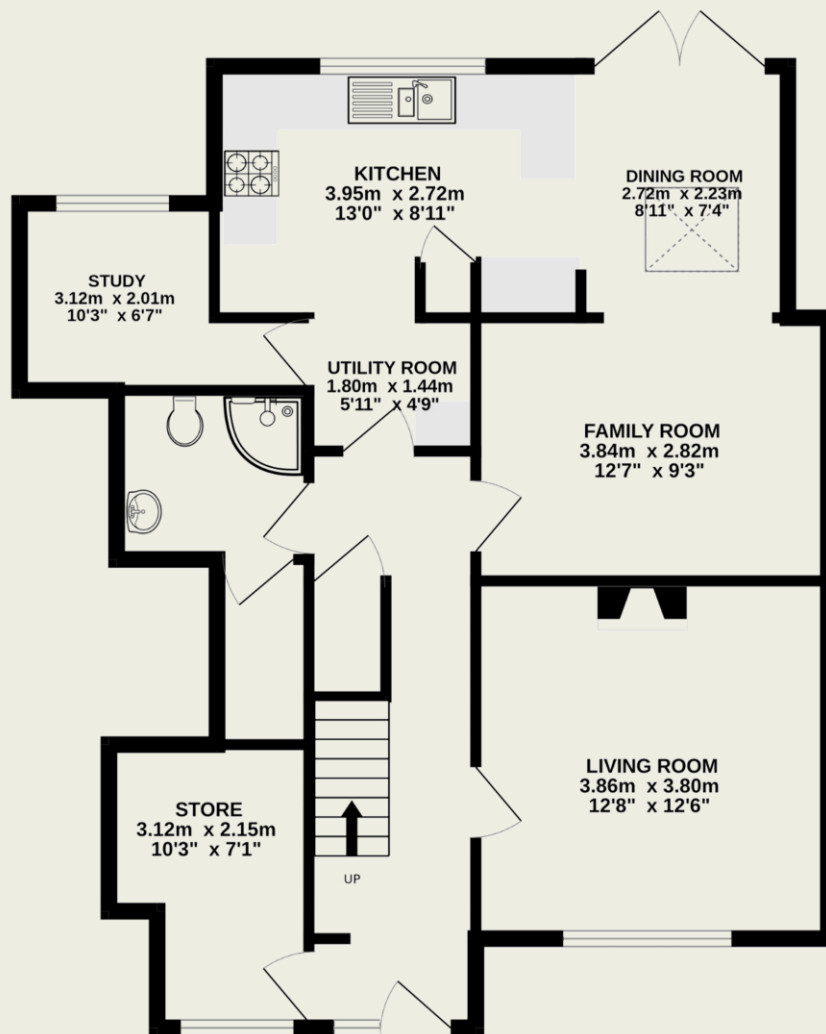


#### Important Information

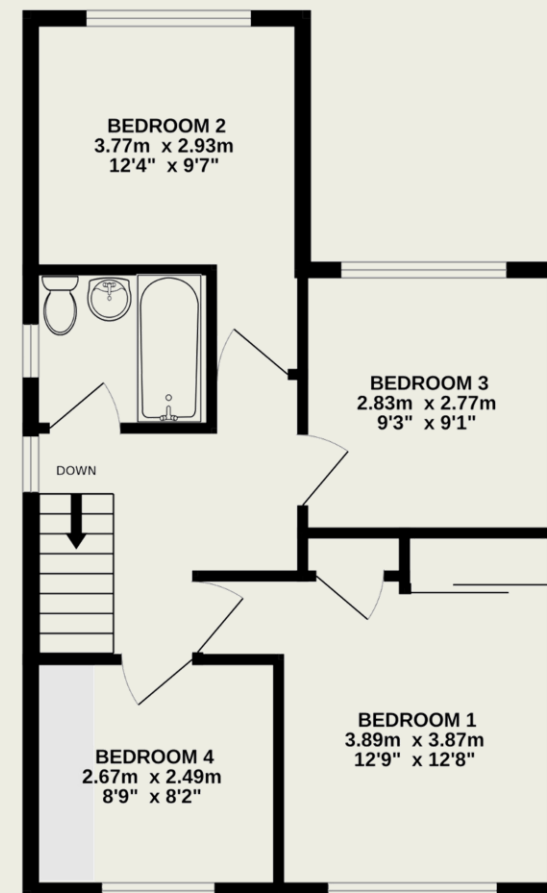
These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.



GROUND FLOOR  
72.2 sq.m. (777 sq.ft.) approx.



1ST FLOOR  
45.8 sq.m. (493 sq.ft.) approx.



TOTAL FLOOR AREA : 118.0 sq.m. (1270 sq.ft.) approx.

This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.