






Crouch Hall Lane, Redbourn, St. Albans, AL3 | Offers Over £1,500,000 Freehold

 5 Bedrooms  2 Bath/Shower Rooms  2 Reception Rooms  Garage and Driveway  Private Garden

 EPC Band D  Council Band: G – £3,742.91 2024/25  St Albans Council

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## Crouch Hall Lane, Redbourn

A superb five double bedroom detached family home with wonderful west facing gardens located on one of the village's most highly regarded roads.

- 🗝️ Spacious five bedroomed family home
- 🗝️ Superb central village location
- 🗝️ Large open plan living space
- 🗝️ Highly sought after road
- 🗝️ Attractive 120' well stocked rear garden
- 🗝️ Double garage and off-street parking
- 🗝️ Attractive 120' rear garden

### Description

A rare opportunity to purchase an exceptional detached family home in a highly sought after position.

The property has been extensively remodelled by the current owners to offer a high quality modern living space. Internally the reception hall is central to the house with guest cloakroom and staircase to the first floor. The open plan reception rooms are beautifully decorated and offer panoramic outlook over the west facing rear gardens. The modern fitted kitchen is intelligently designed with extensive units and workspace and is open plan to a delightful breakfast room/conservatory. There is also a modern refitted separate utility room with garden access.

Upstairs there are five double bedrooms. The impressive master suite incorporates an ensuite bathroom and has delightful views over the extensive rear garden. The remaining bedrooms are served by the family bathroom.

Outside the property enjoys a generous frontage, well screened from the road by a mature hedgerow. The gravelled drive provides off street parking for several cars and leads to the integrated double garage. There is an EV car charging point at the front of the property. The rear garden is a particular feature, extremely private and measuring 120ft in depth with a westerly aspect it has been well stocked by the current owners with a variety of lawned areas surrounded by flower and shrub borders and patio, an ornamental Japanese style water feature with bridge, garden storage and a greenhouse.



## Location

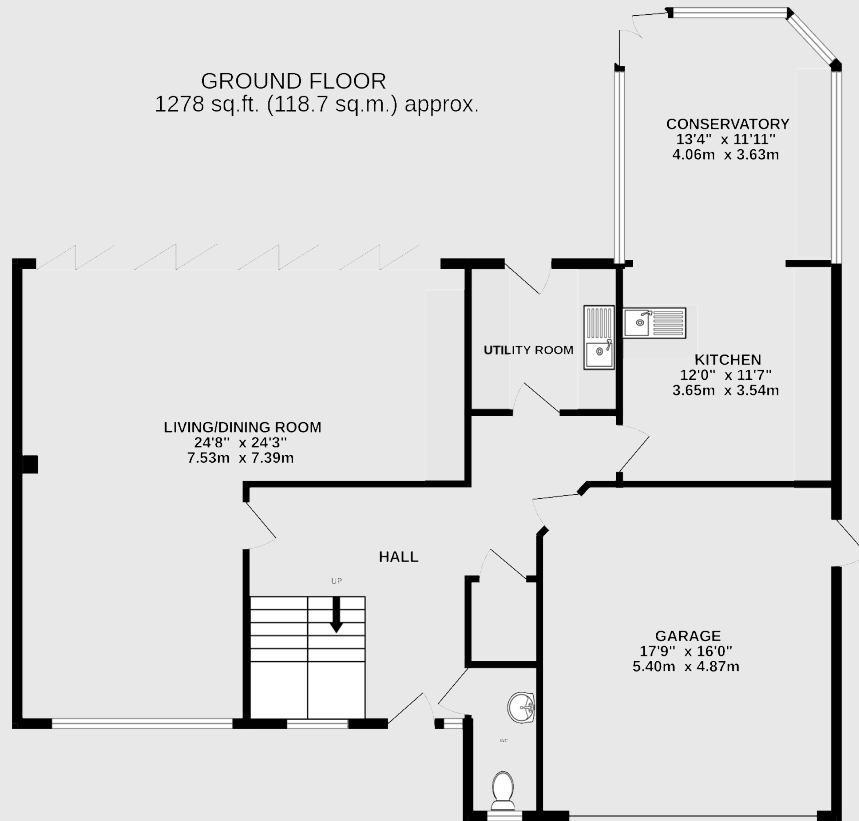
Crouch Hall Lane is one of Redbourn's most sought after locations. The village's extensive amenities are all within a short walk and include the High Street which offers a range of shops from the Post Office to independent retailers. More extensive shopping and leisure facilities are a short drive away in both Harpenden and the historic city of St Albans. The village is favoured with excellent transport links with Junction 9 of the M1 close by and First Capital Connect rail services available at both Harpenden and St Albans. London Luton Airport is also nearby.



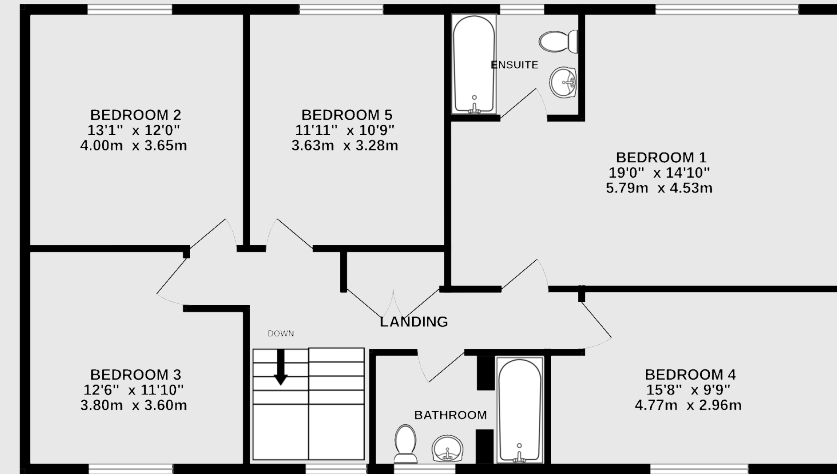




GROUND FLOOR  
1278 sq.ft. (118.7 sq.m.) approx.



1ST FLOOR  
1016 sq.ft. (94.4 sq.m.) approx.



TOTAL FLOOR AREA : 2294 sq.ft. (213.1 sq.m.) approx.

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

**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.

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Contact one of our property experts today:

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