



 2 Bedrooms

 1 Bathroom + WC

 1 Reception Room

 On-Street

 90ft Garden

 EPC Band – N/A  
Grade II Listed

Council Tax  
Band E - £2,744.81 (2024/25)

Local Authority  
St Albans Council

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Fish Street, Redbourn, St. Albans, AL3  
Guide Price £475,000 Freehold

Delightful Grade II listed 17th Century character Cottage offering two double bedrooms and a stunning 90ft garden.

- 🏡 Charming 17th Century cottage
- 🏡 Walking distance to amenities
- 🏡 Two double bedrooms
- 🏡 90ft Garden
- 🏡 Large living room with feature fireplace
- 🏡 Kitchen/breakfast room
- 🏡 Many character features throughout

### Description

This charming cottage is one of the village's oldest properties. Character features are evident throughout the property from the peg tiled roof to the extensive exposed internal beams.

To the front of the property is an impressive living space with parquet flooring, a delightful stained glass window and feature fireplace with log burner. The kitchen/diner overlooks the rear garden and is a good size, the kitchen has been refitted with a stylish range of modern units with eye level double oven and integrated slimline dishwasher with space for a fridge freezer. A useful lobby area sits off with plumbing for a washing machine and tumble dryer and gives access to the bathroom, which has also recently been updated. Upstairs there are two double bedrooms. The master bedroom has the benefit of an en-suite WC and hand basin for convenience.

Outside the delightful rear garden is surprisingly large and a particular feature of the property. The garden has been attractively landscaped with curved patio area, covered seat and steps up to a lawn bordered by a variety of flower beds and a pond. There is a further raised patio with timber summerhouse. A right of way for the property and its immediate neighbour runs across to give access to the road.

### Location

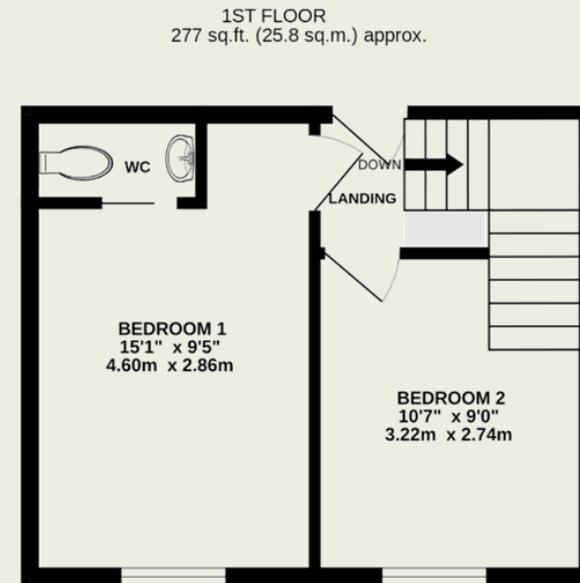
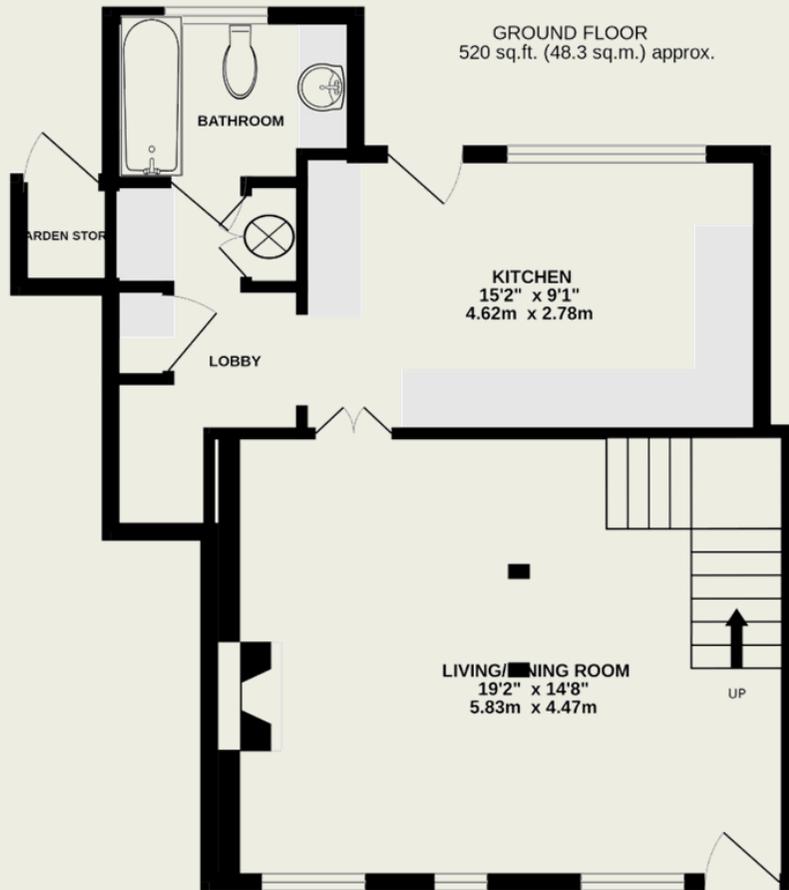
The property is located in Fish Street, walking distance to the High Street shops and the village Common, popular with dog walkers. Redbourn is a popular village and has many community groups and leisure activities to join, there are several pubs, coffee shops and restaurants. Harpenden and St Albans are just a short drive away and offer wider amenities and a fast rail service into London St Pancras and The City. The M1 and M25 and London Luton Airport are also within easy reach.





**Important Information**

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TOTAL FLOOR AREA : 797 sq.ft. (74.1 sq.m.) approx.

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