











Waterend Lane, Redbourn, St. Albans, AL3 7JZ | Offers over £1,650,000 Freehold

 4 Bedrooms  4 Bath/Shower Rooms  4 Reception Rooms  Double Garage  Landscaped Garden

 EPC Band B  Council Band: G: £3,931.89 (2025/26)  St Albans Council

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## Waterend Lane, Redbourn, St. Albans

**Stunning refurbished and extended four-bedroom family home offering light and spacious accommodation, south facing garden and detached double garage.**

- 🔑 **Superb detached family home close to village centre**
- 🔑 **Four reception rooms**
- 🔑 **Fabulous open plan fully-fitted kitchen**
- 🔑 **Four double bedrooms**
- 🔑 **Two ensuites, family bathroom and shower room**
- 🔑 **Double Garage and Off-Street Parking for 5 Cars**
- 🔑 **Southerly facing gardens**

### Description

This wonderful, detached home was originally built in the 1960's as a family home by a local builder and has therefore been constructed to a high standard. The property has recently been completely refurbished and extended by the current owners and now offers spacious contemporary living.

An attractive landscaped garden sits to the front of the property with personal gate onto Waterend Lane. There are two rooms to the front of the property, a cosy snug/playroom and a study. To the rear of the property is a stunning kitchen/dining area which is bathed in light from bi-fold doors and a roof light, which is open plan to a spacious family room with feature fireplace. The kitchen has been refitted to a high standard with bespoke units and central island with ceramic hob and built-in extractor. Further appliances include twin eye-level ovens and a dishwasher with space for an American fridge/freezer. A separate large utility room sits just off with plumbing for a washing machine and tumble dryer and door to rear garden. A shower room completes the ground floor.

Upstairs there are four double bedrooms, two of which have en-suite facilities. A further luxurious family bathroom serves the remaining bedrooms. Outside the generous south facing garden is mainly laid to lawn with large patio. A double garage with workshop sits to the rear with power and water (which could be converted to a separate annexe STPP if desired). A gate leads out to a parking area, providing off street parking for up to five vehicles, which is accessed via Pondsmeade. NB. Solar panels provide electricity to the property and generate a return income of approximately £1000 - £1200 pa. There is currently planning permission to convert the garage to a garden room which could be used as a home office/entertaining space or gym. There is also potential to extend into the loft space (STPP).





## Location

Waterend Lane is conveniently located in the centre of Redbourn, a short walk from the High Street and Redbourn Common. The village offers a good range of amenities and also has a well-regarded Infant and Junior School. The larger towns of Harpenden and St Albans are a short drive away and offer wider amenities, excellent secondary schools and fast rail links into London St Pancras and The City. The M1 motorway and London Luton Airport are also within easy reach.



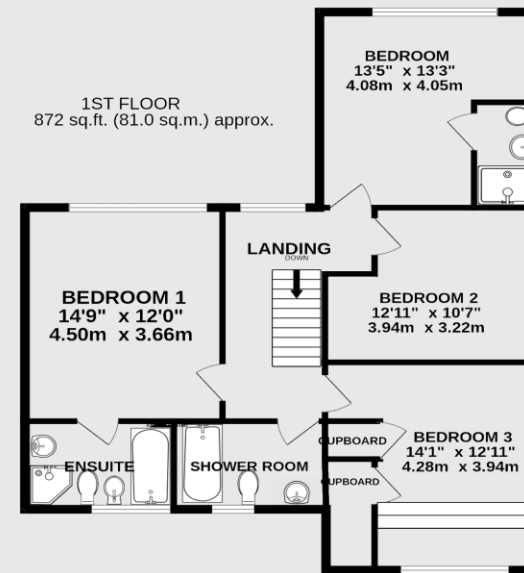
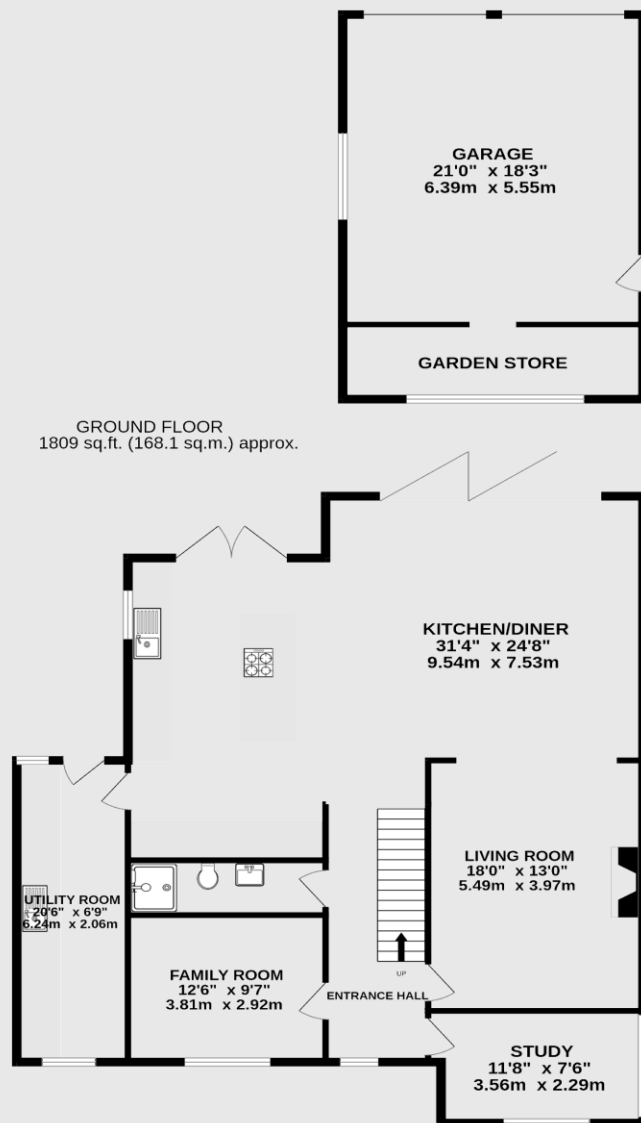












TOTAL FLOOR AREA : 2681 sq.ft. (249.1 sq.m.) approx.

#### IMPORTANT INFORMATION:

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Contact one of our property experts today:

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