



4 Bedrooms



1 Bathroom + Guest WC



2 Reception Rooms



Garage



70ft Garden with Home  
office/garden room



EPC Band D

Council Tax

Band F - £

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Local Authority



Crouch Hall Lane, Redbourn, Redbourn, AL3 7EU  
Guide Price £825,000 Freehold

## Crouch Hall Lane, Redbourn, AL3 7EU

Delightful four bedroom semi-detached character home in one of Redbourn's most sought after roads, close to the High Street and Common.

- Desirable character family home
- Sought after location
- Four good size bedrooms
- Stunning kitchen/dining room
- Living room and family room
- Pretty garden with home office/garden room
- Off-street parking

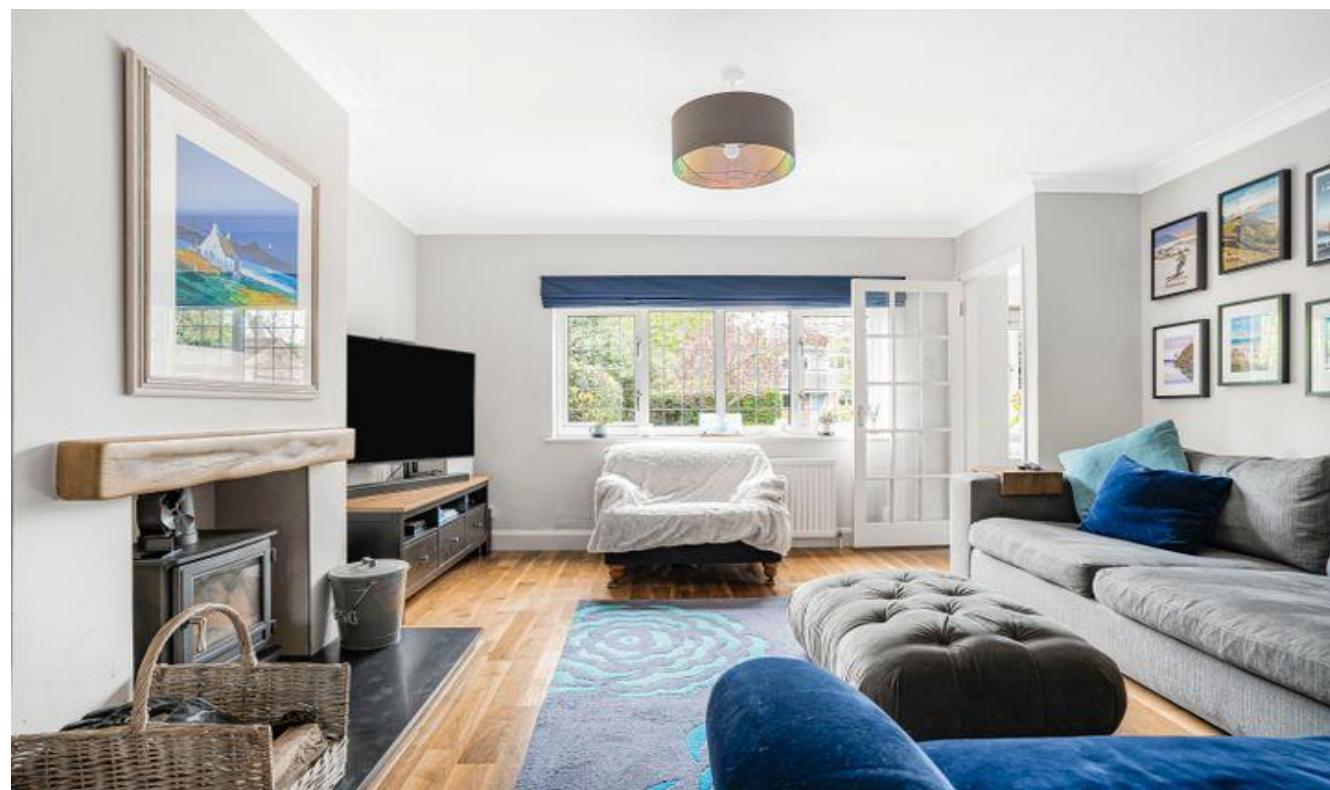
### Description

This charming family home is well-positioned within the village and has been previously extended on the ground floor offering well presented and spacious accommodation and generous gardens. The property is set well back from the road with a large driveway providing parking for several vehicles and a useful detached outbuilding. An attractive entrance hall gives access to a fabulous living room with wood flooring and open fireplace with log burning stove. French doors lead into a further sitting room with glazed double doors out to the rear garden. A large kitchen/dining room also sits to the rear of the property and is fully fitted with a stylish range of Oak units with breakfast bar, integrated appliances and space for a 'Range' style cooker. Bi-fold doors lead out to the garden and velux windows give plenty of light to the spacious dining area. A useful cloakroom and separate utility room complete the downstairs accommodation. Upstairs there are four good sized bedrooms and a family bathroom with white three piece suite.

Outside the front garden is laid to lawn with pretty beds with a variety of planting. The rear garden extends to approximately 70ft in length and is mainly laid to lawn with a large patio seating area adjacent to the rear of the house. To the rear of the garden is a useful garden room/home office.

### Location

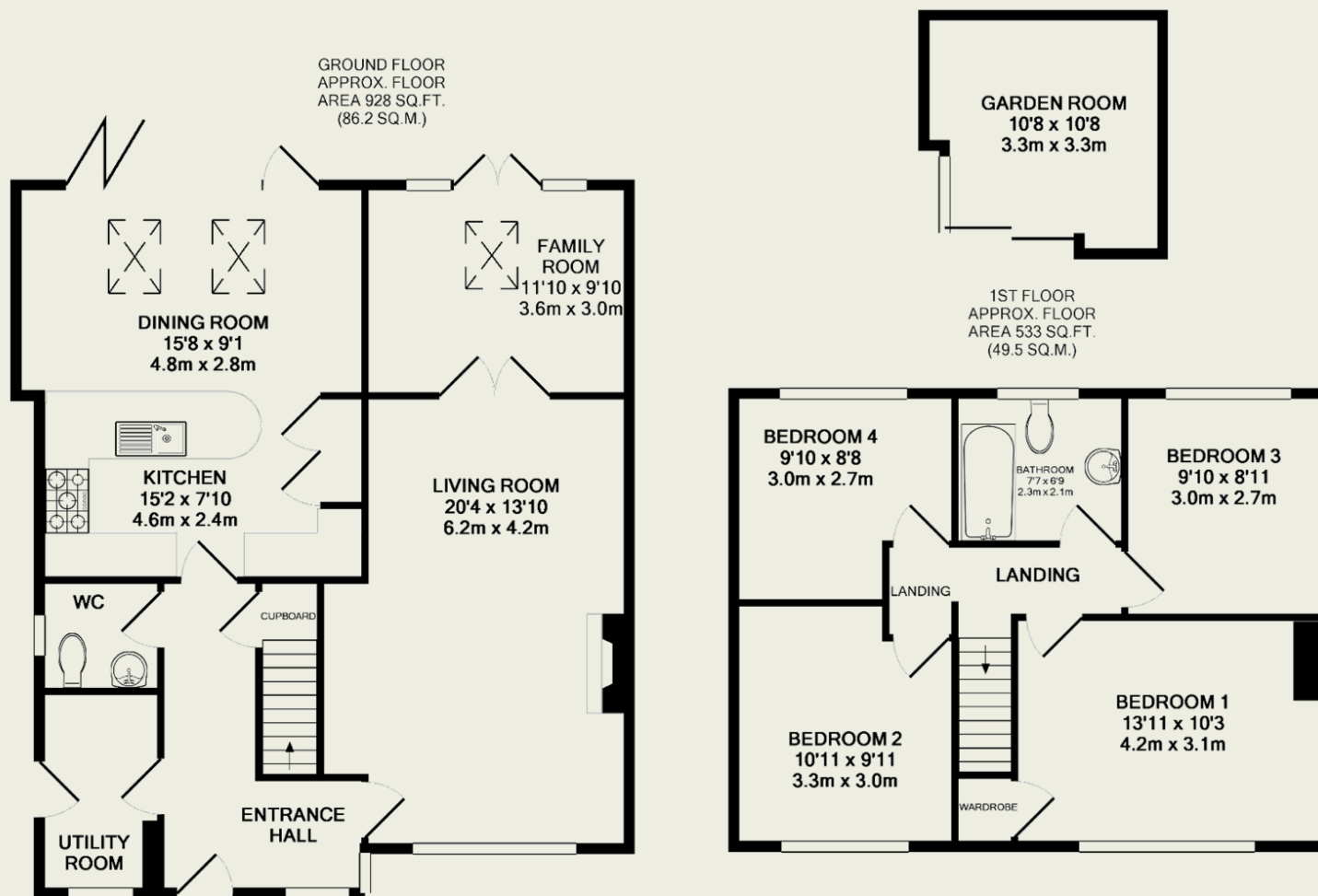
Crouch Hall Lane is one of Redbourn's most sought after locations. The village's extensive amenities are all within a short walk including the highly regarded infant and junior school and the High Street which offers a range of shops. More extensive shopping and leisure facilities are a short drive away in both Harpenden and the historic city of St Albans which also offer fast trains into London St Pancras and The City.





#### 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.



TOTAL APPROX. FLOOR AREA 1461 SQ.FT. (135.7 SQ.M.)

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