



Connells

Snatchup
Redbourn St. Albans



Property Description

A deceptively spacious THREE BEDROOM SEMI DETACHED HOUSE, with a SELF CONTAINED ONE BEDROOM DUPLEX ANNEX, which occupies a bold Southerly aspect plot, which is well placed only moments from Redbourn Common, the local amenities and a short drive to Harpenden and junction 9 of the M1.

This property is well presented and offers versatile living accommodation, as the annex would make a great space for an elderly relative or could be combined to create a spacious family home.

Internal viewing is strictly by appointment only, through Connells - Harpenden.

Enclosed Front Porch

Obscure replacement double glazed windows and front door. Door leading to:

Entrance Hall

Stairs leading up to First Flor Landing. Under stairs storage cupboard. Door leading to Kitchen. Arch opening onto:

Lounge

12' 7" x 12' 6" (3.84m x 3.81m)

Feature fireplace with gas coal effect fire. Coved cornices. Replacement double glazed sliding patio door leading to:

Kitchen

9' 9" x 8' 2" (2.97m x 2.49m)

Range of fitted wall and floor units with worktop surfaces and tiled splashback. Ceramic twin sink unit with mixer tap. Gas four ring hob with oven below and cooker hood above. Space for fridge/freezer. Replacement double glazed windows to front. Tongue and groove panelled ceiling. Obscure glazed door leading to Annex Entrance / Utility Room. Opening onto:

Dining Room

9' 3" x 8' 9" (2.82m x 2.67m)

Replacement double glazed door with wing window leading to Rear Garden.

First Floor Landing

Replacement double glazed windows to front. Built-in airing cupboard.

Bedroom 1

12' 8" x 9' 10" plus door recess (3.86m x 3.00m plus door recess)

Replacement double glazed windows overlooking Rear Garden. Built-in wardrobe.

Bedroom 2

10' 8" x 9' 4" (3.25m x 2.84m)

Replacement double glazed windows to rear. Gas convector heater.

Bedroom 3

8' 9" x 8' (2.67m x 2.44m)

Replacement double glazed windows to front.

Bathroom

White suite comprising panelled bath with mixer tap. Low level WC. Pedestal wash hand basin. Tiled walls. Obscure replacement double glazed windows to front. Heated towel rail.

Entrance Hall / Utility Room

7' 5" x 6' 11" (2.26m x 2.11m)

Obscure replacement double glazed window and front door. Tiled walls. Plumbing for washing machine and space for tumble drier. Door to Kitchen of main house and Lobby leading to: Wet Room & Kitchen.

Wet Room

Tiled walls. Low level WC. Shower unit. Wash hand basin. Radiator.

Kitchen

9' 3" x 9' 1" (2.82m x 2.77m)

Modern range of white gloss fronted fitted wall and floor units with worktop surfaces and matching breakfast bar. Ceramic sink unit with mixer tap. Gas four ring hob with cooker hood above. Eye level oven. Replacement double glazed windows. Radiator. Ceiling spotlights. Telephone point. Door leading to:

Lounge

14' 6" max x 12' 7" (4.42m max x 3.84m)

Decorative fireplace. Wired for wall lights. Stairs leading up to First Floor Landing. Double glazed sliding patio door leading to:

Conservatory

9' 9" x 7' 8" (2.97m x 2.34m)

Coved cornices. Double glazed windows to three sides and casement doors leading to

Rear Garden. Tiled flooring.

Bedroom

9' 6" x 7' 7" plus stairs (2.90m x 2.31m plus stairs)

Replacement double glazed windows to rear. Airing cupboard housing gas fired central heating boiler. Range of fitted wardrobes and matching fitted cupboards above bed. Radiator. Door leading to:

Ensuite Bathroom

White suite comprising Panelled bath with mixer tap, shower unit and glazed shower screen. Low level WC. Vanity wash hand basin. Tilled walls. Obscure replacement double glazed windows to front.

Exterior

Rear Garden

Naturally secluded South facing rear garden. Large paved terrace leading onto a rockery and then on to a large lawn area with mature hedge borders. External tap.

Parking

Block paved own driveway and gravelled front garden providing off street parking for several cars.

Tenure

Freehold

Local Authority

St Albans City & District Council - Council Tax Band E.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01582 760 131
E harpenden@connells.co.uk

50 High Street
 HARPENDEN AL5 2SU

EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/HPN306375



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Property Ref: HPN306375 - 0006