



Connells

The Square
Redbourn St. Albans



Property Description

A well-presented two-bedroom semi-detached family home situated in the popular village of Redbourn, close to local schooling, The Common and the vibrant High Street. The property offers an entrance hall, large lounge, and kitchen. On the first floor there are two double bedrooms and a family bathroom. The property offers potential for extension to the side and rear, subject to usual planning constraints. Outside offers a large garden to the side and rear, mainly laid to lawn with feature koi carp pond.

Internal viewing is strictly by appointment only through Connells Harpenden.

Front Porch

Obscure double-glazed front door leading to:

Entrance Hall

Door leading to Reception Room. Stairs leading up to First Floor Landing.

Reception Room

12' 11" x 12' (3.94m x 3.66m)

Double glazed windows to front. Understairs storage cupboard. Radiator. Doors leading to:

Kitchen / Breakfast Room

13' x 7' 9" (3.96m x 2.36m)

Range of fitted wall and floor units with tiled splashback. Stainless steel sink unit. Space for electric cooker. Plumbing for washing machine and space for fridge/freezer. Double glazed windows and door leading to rear garden.

First Floor Landing

Obscure double-glazed windows to side.

Bedroom 1

12' 11" x 9' 6" (3.94m x 2.90m)

Double glazed windows to front. Radiator.

Bedroom 2

10' 11" x 8' (3.33m x 2.44m)

Double glazed windows to rear. Radiator.

Bathroom

7' 10" x 7' 9" (2.39m x 2.36m)

White suite comprising panelled bath with mixer tap. Pedestal wash hand basin. Low level WC. Part tiled walls. Obscure double-glazed window. Airing cupboard housing factory lagged hot water cylinder. Extractor fan. Radiator.

Exterior

Front Garden

Gated picket fence leading onto lawn area.

Rear Garden

Mainly laid to lawn with feature koi carp pond.

Side Garden

20' x 17' 7" extending to (6.10m x 5.36m extending to)

Gated side access. Mainly laid to lawn and opening onto rear garden.

Tenure

Freehold

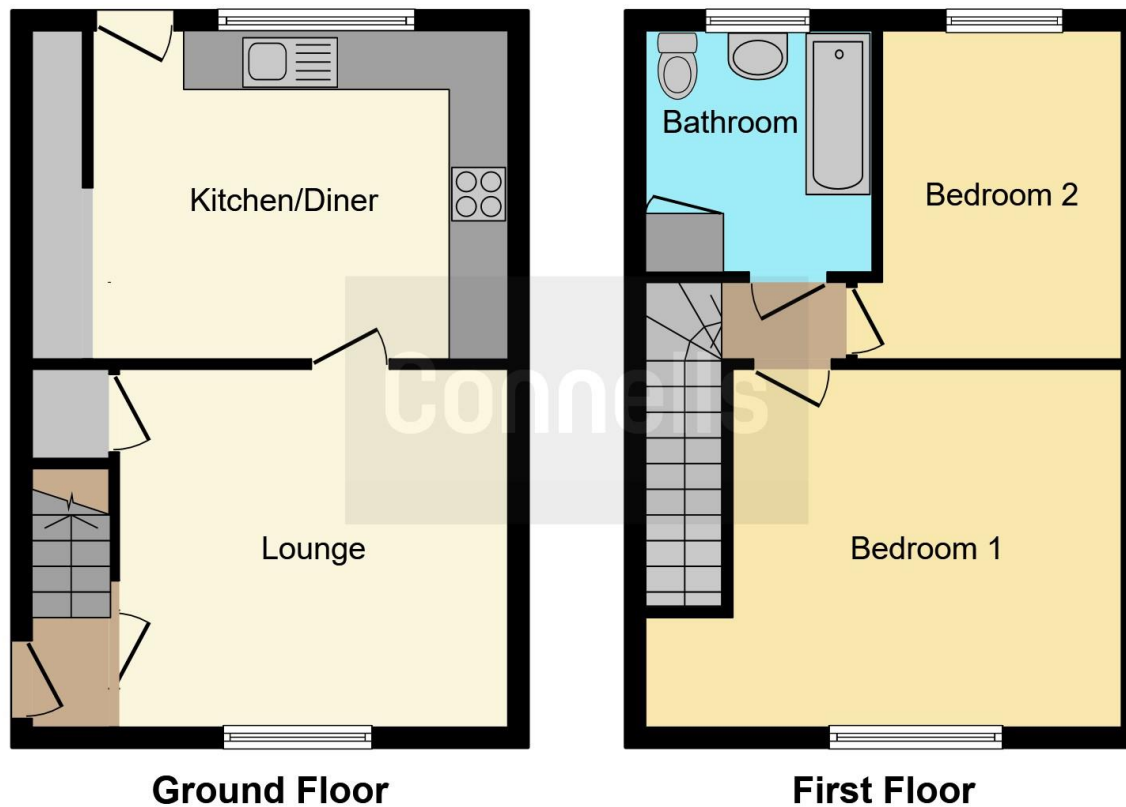
Local Authority

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









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

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EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/HPN306400



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Property Ref: HPN306400 - 0022