



Connells

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01582 760 131

FOR SALE

Connells

Ben Austins
Redbourn St. Albans



Property Description

Located in this highly desirable village location in Redbourn, this semi-detached family home offers further scope to extend (STTP) and benefits from no onward chain. The accommodation comprises a separate lounge and dining room, kitchen, utility room and a downstairs shower room. On the first floor there are three good sized bedrooms and a family bathroom. Outside offer a driveway, single garage and a good size southeast facing rear garden.

Entrance Vestibule

Entrance Hallway

13' 10" x 6' 11" (4.22m x 2.11m)

Radiator, stairs to first floor, understairs cupboard.

Lounge

14' 2" x 11' 10" (4.32m x 3.61m)

Window to front, radiator, opening to dining room.

Dining Room

11' 5" x 10' 6" (3.48m x 3.20m)

Radiator, patio doors to rear.

Kitchen

10' 1" x 9' 9" (3.07m x 2.97m)

Window to rear, selection of fitted wall and base units with complimentary worktops, Oven, grill and hob, Space for appliances, storage cupboard and door to inner hallway.

Inner Hallway

Doors to garage, shower room and utility room.

Shower Room

6' 4" x 4' 5" (1.93m x 1.35m)

Suite comprising of shower cubicle, WC, wash hand basin and window to side.

Utility Room

7' 8" x 7' 6" (2.34m x 2.29m)

Work surface with space for appliances. Window and door to rear, Radiator.

First Floor Landing

Hatch to loft, window to side.

Bedroom One

12' 11" x 10' 11" (3.94m x 3.33m)

Window to rear, built in wardrobe and dressing table. Cupboard housing the gas boiler and airing cupboard. Radiator

Bedroom Two

11' 6" x 10' 11" (3.51m x 3.33m)

Window to front, his/hers built in wardrobes with dressing table. Radiator.

Bedroom Three

9' 4" x 9' 2" Max (2.84m x 2.79m Max)

Window to front, radiator, Over stairs storage cupboard.

Bathroom

7' 3" x 5' 4" (2.21m x 1.63m)

Suite comprising a panelled bath with electric shower over, wash hand basin, low level WC, heated towel rail and window to side,

Outside

The property is approached via a private driveway leading to an attached garage with power and light connected. Garden is laid to lawn. The large rear garden is southeast facing and has a gated side access to the front.









Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating:
 Awaited

Tenure: Freehold

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