



Connells

East Common
Redbourn St. Albans



Property Description

An extended two-bedroom Victorian cottage with lots of charm set within an idyllic location overlooking the Common and only a short walk to the village centre. The property offers a lounge with modern feature fireplace with multi fuel burner, dining room, kitchen with vaulted ceiling, underfloor heating, and stylish range of fitted units with integrated appliances and contrasting granite worktops.

On the first floor we have a principal bedroom with partial vaulted ceiling and terrific view of the Common, second good sized bedroom and a modern family bathroom. Outside offers an easy to maintain landscaped garden with summerhouse/garden room and gated rear access.

The property is superbly presented and features replacement double glazed windows, gas fired heating to radiators and oak internal doors.

Entrance Vestibule

Tiled Floor, door leading to Lounge.

Lounge

11' 3" x 10' 1" (3.43m x 3.07m)

Wood flooring, modern gas fire to one wall, period style radiator, window to front overlooking the common, cupboard housing electric meter, door leading to the dining room.

Dining Room

15' 1" x 9' 10" (4.60m x 3.00m)

Period style radiator, solid fuel burner, stairs to first floor, wood flooring and door to kitchen,

Fitted Kitchen

9' 6" x 7' 11" (2.90m x 2.41m)

Beautifully fitted with an extensive range of built in wall and base units with granite work tops and glass tiled splashbacks, incorporating a gas hob and electric oven with extractor hood above, built in fridge/freezer and sink, stable door to rear, tiled floor with underfloor heating.

First Floor Landing

Doors to...

Bedroom One

15' 1" x 9' 2" max (4.60m x 2.79m max)

Wood flooring, window to front offering stunning views over the common, period style radiator and inset spotlights.

Bedroom Two

9' 11" x 9' (3.02m x 2.74m)

Window to rear overlooking the garden and a period style radiator.

Bathroom

7' 1" x 4' 7" (2.16m x 1.40m)

Tiled walls, skylight window, built in spotlights, panelled bath with shower over, vanity wash hand basin, dual flush WC heated towel rail.

Outside

The property is approached via a patio style front garden with dwarf wall. The east facing landscaped rear garden has a raised decked area, with feature flower bed surrounded by traditional railway sleepers, steppingstone pathway leading to a further patio area with purpose-built garden room measuring 9'7 x 8'7 which has power and light connected.









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EPC Rating: Awaited
 Council Tax Band: D

Tenure: Freehold

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