

48 Harpenden Lane, Redbourn,
St Albans, Hertfordshire, AL3
7PB

David
Doyle
Sales and Lettings

Guide Price £400,000 Freehold



Situated in this highly sought after 'Village' of Redbourn is the 2 bedroom detached bungalow that is in need of updating and modernisation. This property offers a great opportunity for a full refurbishment and or scope to extended STNCs. With NO UPPER CHAIN viewing is highly recommended.

This property is conveniently located for Redbourn high street with it shops, cafes, bars and local schools while St Albans and Harpenden are close at hand.

The property is arranged with a lounge dining room, kitchen, bathroom, two good sized bedroom and a lean to conservatory. to the front of the property is a garden and a driveway that offers off road parking and access to the garage. The property also benefits from a rear garden.

With NO UPPER CHAIN viewing is highly recommended.

Redbourn is a picturesque Hertfordshire Village offering a well serviced high street with a wide range of amenities, coffee shops and tea rooms. In the heart of Redbourn is the popular Common that is home to Redbourn Cricket Club and has a range of public houses close to hand. The Village is well located to access Harpenden, St Albans and Hemel Hempstead.

Detached 2 bedroom bungalow that offer potential for updating and modernisation

Lounge dining room

Kitchen

Bathroom

Lean to conservatory

Two good sized bedrooms

Front and rear gardens

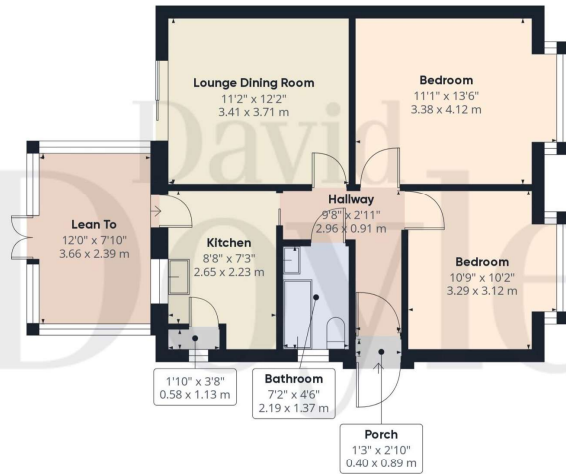
Driveway

Garage

NO UPPER CHAIN

Council Tax Band D

Tenure -Freehold



Approximate total area⁽¹⁾

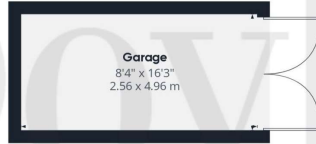
781.45 ft²
72.6 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	35	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

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Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built?	1940
Council Tax Band	D
This year council tax charge	TBC
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Brick and Tile
Is your property supplied by mains electricity?	Yes
Is your property supplied by mains Gas?	Yes
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Yes
How is your broadband supplied	TBC
Do you have a telephone connection?	Landline
What parking facilities does your property have	Private/driveway
Please state any costs per annum for parking	0.00
Are you aware of any asbestos containing material in the property?	No

Are smoke alarms installed at the property? No

Is the property an apartment? No

Is the property in a conservation area? No

Is the property listed? No

Are there any restrictive covenants? No

Are there any rights of way or easements? No

Is your property in a flood risk area? No

Has your property or nearby land flooded in the last 5 years? No

Are you aware of any planning permissions or applications in the immediate area? No

Does your property have any accessibility features installed? No

Has your property been subject to any structural movement? No

Is your property in the vicinity of any current or historic mining? No

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