



## Long Cutt

Redbourn, AL3 7EZ

This superb family home, boasting a generous garden approximately 115 feet in size, provides ample space with scope for further enlargement. Planning permission was previously granted for extension in 2020 (Ref: 5/2020/2925). Conveniently positioned for local schools, the Common, and Redbourn High Street amenities, this property is primed for family living.

**Guide price £735,000**

# Long Cutt

Redbourn, AL3 7EZ



- Immaculately presented throughout
- Modern Bathroom
- Well placed for schooling
- Planning previously granted ref 5-2020-2925
- Garden of circa 115 ft
- Close to High Street & Common
- Three Bedrooms
- Garage & driveway

## Entrance Hall

## Living Room

16'2" (max) x 11'2" (4.93 (max) x 3.42)

## Kitchen

13'10" x 10'9" (4.22 x 3.30)

## Dining Room

10'0" x 9'3" (max) (3.05 x 2.84 (max))

## Family Room

9'4" x 9'3" (2.86 x 2.82)

## Cloakroom

## Bedroom One

15'0" (max) x 11'2" (4.59 (max) x 3.42)

## Bedroom Two

13'6" (max) x 9'4" (4.12 (max) x 2.85)

## Bedroom Three

10'0" x 9'4" (3.07 x 2.85)

## Bathroom

## Integral Garage

18'8" x 12'0" (5.71 x 3.66)

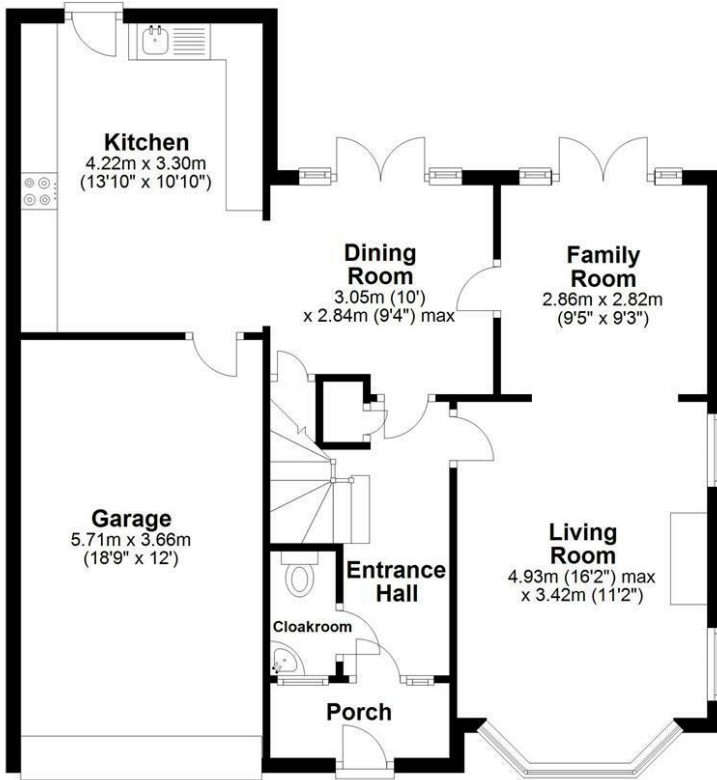




# Floor Plan

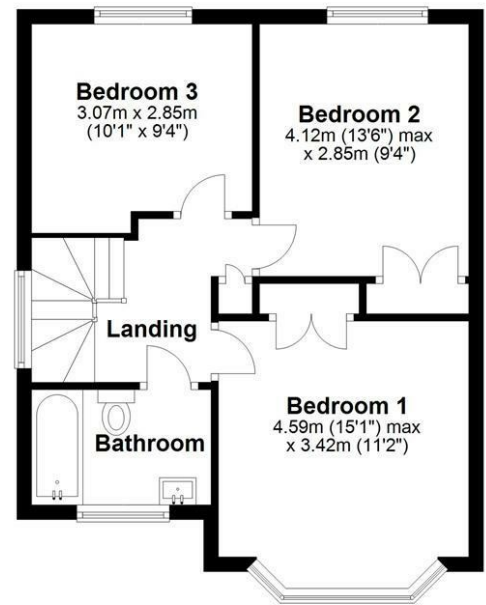
## Ground Floor

Approx. 79.0 sq. metres (850.8 sq. feet)



## First Floor

Approx. 42.3 sq. metres (455.0 sq. feet)



Total area: approx. 121.3 sq. metres (1305.8 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

