



## Redbourn Road

St. Albans, AL3 6LB

Charming period property of circa 1,500 sq ft, on the beautiful Childwickbury Estate, with uninterrupted views over open fields. Additional benefit of a modern Studio / Home Office in the large private garden. This semi-rural setting is within easy reach of both St Albans and Harpenden. \*CHAIN FREE\*.

**Guide price £1,050,000**

# Redbourn Road

St. Albans, AL3 6LB



- Period home
- Home Office / Studio
- Views over open fields
- Circa 1,500 sq ft
- Plenty of parking
- Within easy reach of Harpenden & St Albans
- Private garden 157ft x 88ft
- On Childwickbury Estate
- Chain Free

## Living Room

12'5" x 11'5" (3.80 x 3.48)

## Kitchen / Breakfast Room

16'9" (max) x 11'11" (5.12 (max) x 3.64)

## Family Room

28'6" x 8'9" (8.70 x 2.68)

## Play Room

11'11" x 11'5" (3.64 x 3.48)

## Utility Room

8'2" x 5'4" (2.51 x 1.65)

## Bathroom

## Bedroom One

13'6" x 11'5" (max) (4.14 x 3.48 (max))

## Bedroom Two

11'5" x 10'10" (3.50 x 3.32)

## Bedroom Three

9'11" x 7'10" (3.03 x 2.40)

## Bedroom Four

8'1" x 7'6" (2.48 x 2.30)

## Dressing Room / Study

10'2" x 6'2" (3.12 x 1.88)

## Shower Room

## Garden Room / Studio

17'0" x 10'5" (5.20 x 3.20)

## Store

17'0" x 4'2" (5.20 x 1.29)

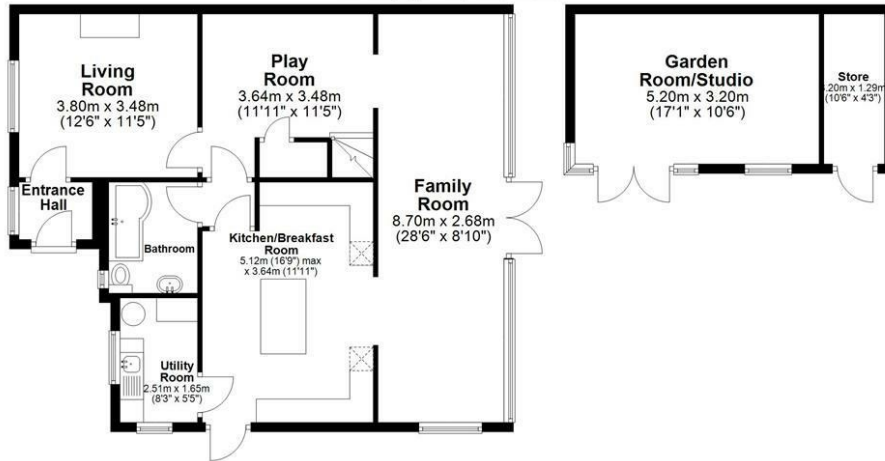




# Floor Plan

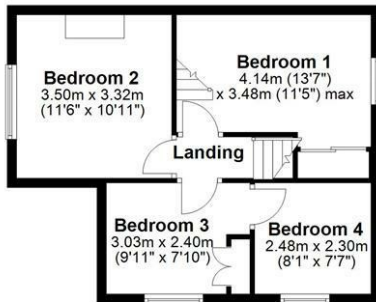
## Ground Floor

Main area: approx. 81.4 sq. metres (876.7 sq. feet)  
Plus outbuildings, approx. 21.1 sq. metres (228.6 sq. feet)



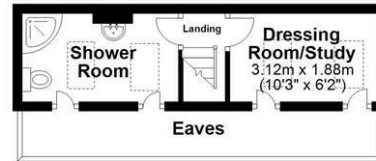
## First Floor

Approx. 40.1 sq. metres (432.0 sq. feet)



## Second Floor

Approx. 14.2 sq. metres (152.4 sq. feet)



Main area: Approx. 135.7 sq. metres (1461.1 sq. feet)

Plus outbuildings, approx. 21.1 sq. metres (228.6 sq. feet)

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

Plan produced using PlanUp.

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