











Harpenden Lane Redbourn, AL3 7PB

Lovely character home with potential to extend (planning permission previously granted) and a fabulous 150ft south facing garden. Ideally located just a short walk from Redbourn High Street, with open countryside views to the front. Ample off-street parking and home office in the garden.

Harpenden Lane

Redbourn, AL₃ 7PB



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- 150ft plus South facing garden
- Lovely counrtyside views to the front Home office
 - Home office

· Within the school catchment area

- Potential to extend to the rear and lof conversion (previously granted)
- Walking distance to Redbourn High Street
- Potential to extend to the rear and loft
 Off-street parking for two cars
 - Council Tax Band E

Entrance Hall

Shower Room

Living Room

15'5" x 13'2" (4.70m x 4.01m)

Dining Area

10'1" x 9'5" (3.07m x 2.87m)

Kitchen/Breakfast Room

10'4" x 9'5" (3.15m x 2.87m)

Bedroom One

12'4" x 10'5" (3.76m x 3.18m)

Bedroom Two

9'1" x 7'3" (2.77m x 2.21m)

Bedroom Three

9'1" x 7'3" (2.77m x 2.21m)

Family Bathroom

Home Office

10'5" x 10'5" (3.18m x 3.18m)

















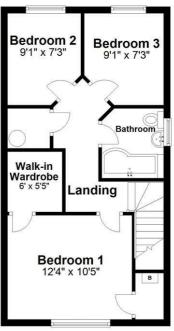


Ground Floor

Main area: approx. 542.3 sq. feet
Plus home office, approx. 109.0 sq. feet Home Office Living 10'5" x 10'5" Room 15'5" x 13'2" **Dining** Shower Room Area 10'1" x 9'5" Kitchen/ **Breakfast** Room **Entrance** 10'4" x 9'5" Hall

First Floor

Approx. 468.4 sq. feet



Main area: Approx. 93.9 sq. metres (1010.7 sq. feet)

Plus home office, approx. 10.1 sq. metres (109.0 sq. feet)

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

Plan produced using PlanUp.

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