



FINE & COUNTRY
fineandcountry.com™

High Street
Redbourn | Hertfordshire
Guide Price £775,000

73b High Street
Redbourn
Hertfordshire
AL3 7LW

A charming Grade II Listed Freehold three bedroom character home situated along Redbourn High Street, and including a commercial premises of approx. 500 sq.ft.

Accessed via Crown Street, this spacious three double bedroom character home is located within the heart of the sought after Hertfordshire village of Redbourn, and includes the commercial premises which fronts onto Redbourn High Street offering an ideal business opportunity. This character home is within easy walking distance to local amenities within Redbourn as well as good schooling nearby. Redbourn also offers excellent transport links to London with the M11 Junction 9 approx. 2 miles, and an efficient rail service from Harpenden to St. Pancras in under 30 minutes.

Internally, the groundfloor comprises of a welcoming kitchen fitted with a range of base and wall mounted units, and leads to a spacious sitting/dining room. Access via the sitting/dining room leads to a separate utility/craft room with W.C, which has potential to be converted to an annexe (STP). Stairs from the kitchen rise to the first landing and leads to three double bedrooms and the family bathroom.

Externally, a shared driveway with allocated parking and single garage leads to an enclosed garden. The garden is laid to lawn with a mixture of flower beds and shrub borders, and a pathway leading to the main entrance. Access via the High Street enters into the spacious commercial premises which offers approx. 500 sq.ft., and steps leading down to a lower basement reaching over 32 ft. in length. This offers a rare opportunity for someone to set up their own business whilst residing next door, or someone to lease the commercial premises as an investment opportunity.



- Charming Grade II Listed Freehold Property
- Residential Home with Commercial Premises
- Three Double Bedrooms & Family Bathroom
- Spacious Sitting/Dining Room & Separate Kitchen
- Utility/Craft Room & Garage with Annexe Potential
- Off Road Parking & Enclosed Rear Garden
- Approx. 500 sq.ft Commercial Premises
- Lower Basement Reaching over 32ft.
- Hertfordshire Village High Street Location
- Excellent Transport Links to London Nearby

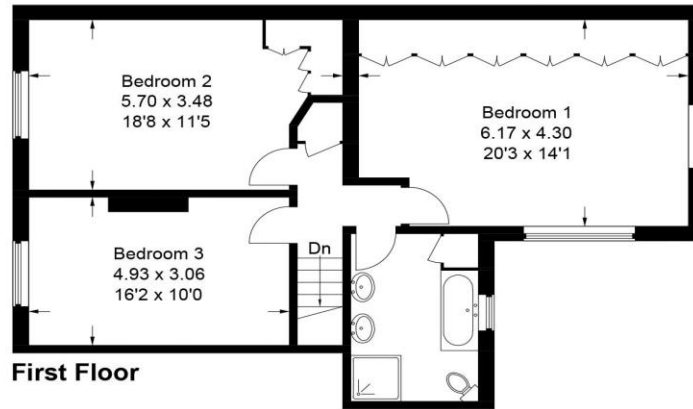
Additional Information

- Gas, Mains Water, Electricity
- The Property is Council Tax Band D
- The Local Authority is St. Albans City Council

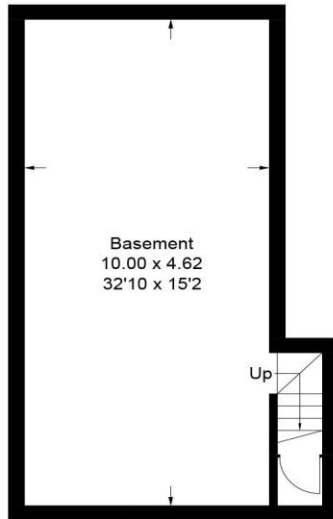
FINE & COUNTRY
fineandcountry.com™



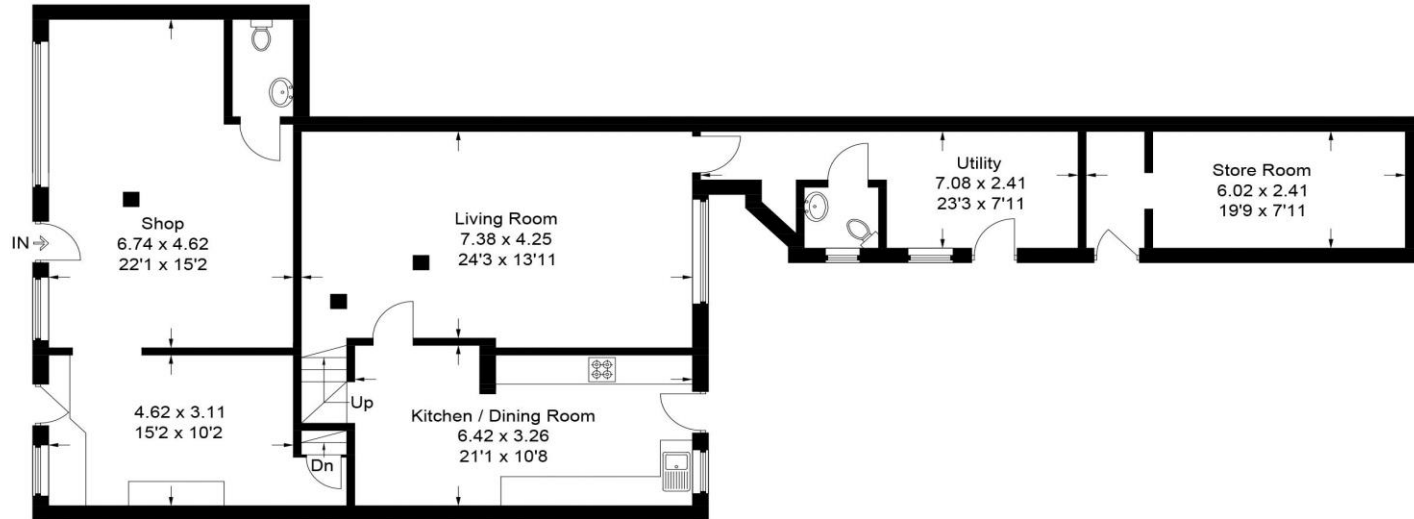
Approximate Gross Internal Area
 Basement = 49.2 sq m / 530 sq ft
 Ground Floor = 134.3 sq m / 1,446 sq ft
 First Floor = 76.2 sq m / 820 sq ft
 Total = 259.7 sq m / 2,796 sq ft



First Floor



Basement



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Fine & Country

Tel: 01582 793116

Fine & Country Redbourn

51 High Street, Redbourn, St. Albans, AL3 7LW

redbourn@fineandcountry.com

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. F653

fineandcountry.com