

£285,000

1 Tingey's Close | Redbourn  
Hertfordshire | AL3 7HE

Town & Country

A two double bedroom groundfloor maisonette with its own rear garden, offering potential for refurbishment and no onward chain in the sought after Hertfordshire village of Redbourn.

Situated in the cul-de-sac location of Tingey's Close, Redbourn, this spacious two double bedroom groundfloor maisonette is an ideal purchase for first time buyers or an investment purchase with no onward chain. The property offers potential for updating, and comprises of two double bedrooms with built in storage, a bay fronted sitting room, separate kitchen/diner, and a refitted bathroom. To the front of the property is a grassed front garden with off-road parking space, and to the rear is a large rear garden with greenhouse and shed. Tingey's Close is within easy walking distance to The Common and Redbourn village High Street which offers a variety of local shops, Post Office, pub/restaurants, Doctors Surgery & Pharmacy, and good schooling nearby. Redbourn also offers excellent transport links to London with the M1 Junction 9 approximately 2 miles away, and an efficient rail service from Harpenden or St. Albans in under 30 minutes in under 30 minutes making it an ideal location for a commute into the capital, or exploring the wider area.

- Potential for Updating & No Onward Chain
- Two Double Bedroom Groundfloor Maisonette
- Ideal Purchase for First Time Buyers or Investment
- Spacious Bay Fronted Sitting/Dining Room
- Separate Kitchen Overlooking the Rear Garden
- Refitted Family Bathroom
- Allocated Driveway and Large Rear Garden
- Walking Distance to The Common and Amenities
- Desirable Hertfordshire Village Location
- Excellent Transport Links to London Nearby

## Property Information

**Tenure: Leasehold**

**Lease Remaining; Approx. 171 Years**

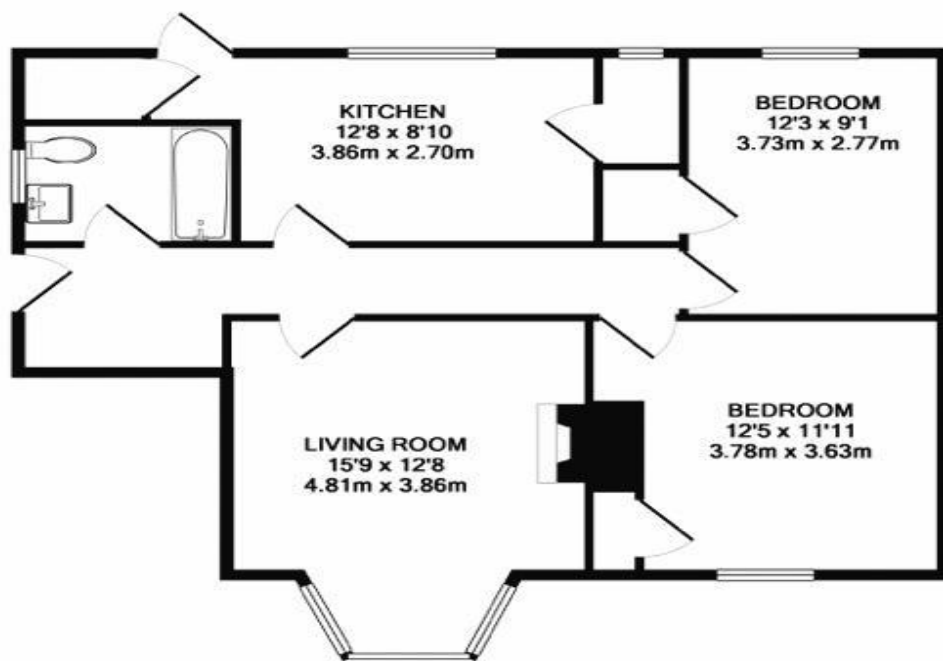
**Maintenance Charge: Approx. £500 p/a**

**Gas, Mains Water, Electricity**

**EPC Rating: Band C**

**Council Tax: Band D**

**Local Authority: St. Albans City**



TOTAL APPROX. FLOOR AREA 728 SQ.FT. (67.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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