31 Crouch Hall Gardens, Redbourn, AL3 7EL

Guide price £750,000 Freehold

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Paul Barker
ESTATE AGENTS

31 Crouch Hall Gardens

Redbourn, AL3 7EL

A wonderful opportunity to purchase a double-fronted detached home, quietly positioned on a private road in the highly desirable village of Redbourn. Offering tremendous scope for extension and modernisation, this property presents the perfect chance to create an impressive family home on a generous plot with a private rear garden and no onward chain.

The accommodation begins with a covered entrance and part-glazed front door opening into the entrance hall, which enjoys a window overlooking the rear garden, stairs rising to the first floor, and doors to the principal rooms. The generously proportioned dual-aspect lounge features a bay window to the front, double doors opening onto the rear garden, and a central tiled fireplace. There is also a sociable dining room with a front-facing window and a serving hatch through to the kitchen. The kitchen is fitted with a range of wall and base units, has recesses for appliances, a window overlooking the rear garden, and a wall-mounted gas boiler. A door leads to the utility area, which in turn provides access to the downstairs WC, the rear garden, and the covered carport at the front.

On the first floor, the landing has windows to both the front and rear, a built-in storage cupboard, and doors to all rooms. The principal bedroom is a generous double with fitted wardrobes, while there are two further double bedrooms, both also benefiting from fitted wardrobes. The family bathroom is fitted with a bath, shower cubicle, wash basin, and WC.

Externally, the property enjoys an attractive frontage with a lawn and shingle driveway providing off-street parking. To the rear is a delightful mature garden, well stocked with a variety of bushes, plants, and shrubs.

Crouch Hall Gardens is a delightful private close in the popular village of Redbourn within minutes walk of the High Street, popular schools and Harpenden train station is just over two miles away.

ACCOMMODATION

Ground Floor

Entrance Hall

Lounge
16'10' x 11'7 (5.13m' x 3.53m)

Kitchen
7'11 x 10'11 (2.41m x 3.33m)

Dining Room
11'6 x 10'11 (3.51m x 3.33m)

Utility

WC

First Floor

Landing

Bedroom One
12'7 x 11 (3.84m x 3.35m)

Bedroom Two
8'10 x 11'8 (2.69m x 3.56m)

Bedroom Three
7'7 x 11'8 (2.31m x 3.56m)

Bathroom

OUTSIDE

Front Garden

Driveway

Car Port
13' x 7'8 (3.96m x 2.34m)

Rear Garden
65'7" (20)

Floor Plan

Main area: Approx. 103.8 sq. metres (1116.8 sq. feet)

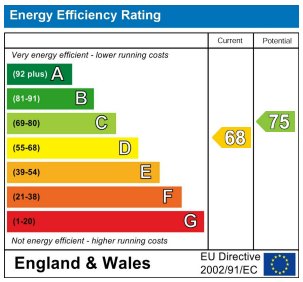
Plus carport, approx. 9.3 sq. metres (99.6 sq. feet)

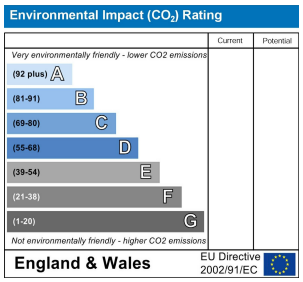
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO

Plan produced using PlanUp.

Area Map

Energy Efficiency Graph





Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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