



2 Bedrooms



1 Bath/Shower Room



1 Reception Room +  
Conservatory



Garage



Private Courtyard Garden +  
Communal



EPC Band C

Council Tax  
Band D - £2,136.14 (2023/24)

Local Authority  
St Albans Council

Service Charge - £200 pa

 **ashtons**  
for life's great moves



The Park, Redbourn, AL3 7LR  
Guide Price £450,000 Freehold

## The Park, Redbourn

Spacious two bedroom end of terrace home in a sought after location in Redbourn. Situated in a peaceful cul de sac within close proximity to the village High Street and Common.

- 🏡 Spacious and light accommodation
- 🏡 Open plan living room and kitchen/diner
- 🏡 Attractive conservatory
- 🏡 Two double bedrooms
- 🏡 Modern bathroom
- 🏡 Cloakroom and utility room
- 🏡 Private garden and garage

### Description

This bright and airy terraced home has been extended at the rear and offers excellent living space. The property is situated just moments from the shops in the village High Street as well as Redbourn Common.

On entering the property the front porch leads through to a large open plan living area which includes sitting room to the front and stylish modern kitchen/diner at the rear, with bi-fold doors opening into an attractive conservatory. In addition there is a WC and utility room just off the kitchen. Upstairs there are two double bedrooms and a modern family bathroom.

Outside to the front is a pretty landscaped garden area with side gate giving access to a gravelled area at the side, ideal for storing bins. The rear garden is fully fenced and attractively hard landscaped for easy maintenance. The property also benefits from a garage which is accessed from the rear with side personal door into the garden.

The Park also has pretty communal gardens for the use of all the residents. There is an annual service charge of £200 to the property for the upkeep of the communal grounds.

### Location

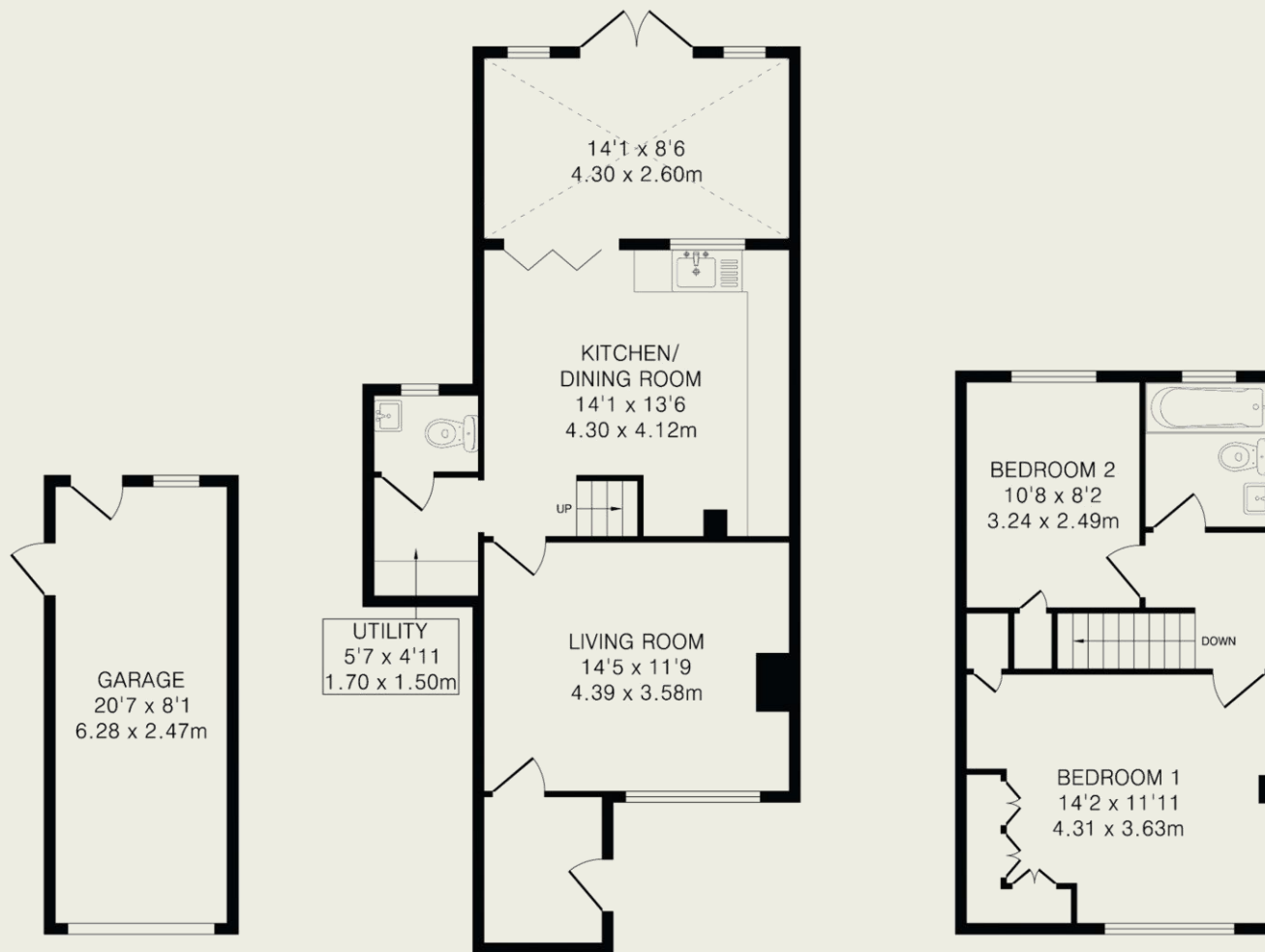
Located in The Park, a sought after area close to the High Street and Common in Redbourn, a picturesque village in Hertfordshire. Conveniently located for the M1 J9 and M25 motorways and Luton Airport, with easy access to efficient rail links at Harpenden and St.Albans.





**Important Information**

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.



Garage 167 sq.ft.(15.5 sq.m)approx.      Ground Floor 587 sq.ft.(54.5 sq.m)approx.      First Floor 368 sq.ft.(34.1 sq.m)approx.

TOTAL FLOOR AREA: 1122 sq.ft.(104.1 sq.m)approx.

This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.