



3/4 Bedrooms



1 Bathroom + WC



2 Reception Rooms



Garage



Wrap Around Garden



EPC Band N/A

Council Tax

Band F
- £3,260.30 25/26

Local Authority
St Albans District Council



Apps Pond, Appspend Lane, Potters Crouch, AL2

A charming Grade II Listed cottage dating in part from circa 16th Century. This lovely home is situated in a pleasant semi-rural location with far reaching views over local countryside and with easy access to St Albans and Leverstock Green.

Description

Presenting a delightful semi-detached home, this rare Grade II Listed property is offered to the market with no onward chain and occupies a super plot with large gardens to the front and rear.

This lovely home has the benefit of an off-street parking space as well as a single garage, and a path from here leads through the front lawn to the front door.

Internally, the house has all the charm and character you might expect for its age, and the spacious entrance hall gives access to a large dual aspect living room with exposed timber beams and a curved bay window as well as an impressive dining room with parquet flooring and a Inglenook fireplace. A short corridor from the living room passes by the bathroom and separate WC to the kitchen at the rear of the house and this is a bright and spacious room with plenty of space for dining furniture. Stairs from the dining room lead to the first floor where there are three bedrooms, all accessed by separate staircases, and there is a further large room beyond bedroom three allowing great flexibility of use.

The pretty gardens are an excellent size and are unexpectedly private, providing a lovely, picturesque setting for this exceptional home. There are sizeable lawns to the front and rear of the house with a useful outbuilding and detached garage, and the purchase of additional land by the previous owners some time ago has created further off street parking, accessed by a gate from the lane.

Please note: Applications have been made for land beyond the adjoining fields to be utilised as a solar farm. Proposed plan is available to view on request. Drainage from the property is to a septic tank.

Location

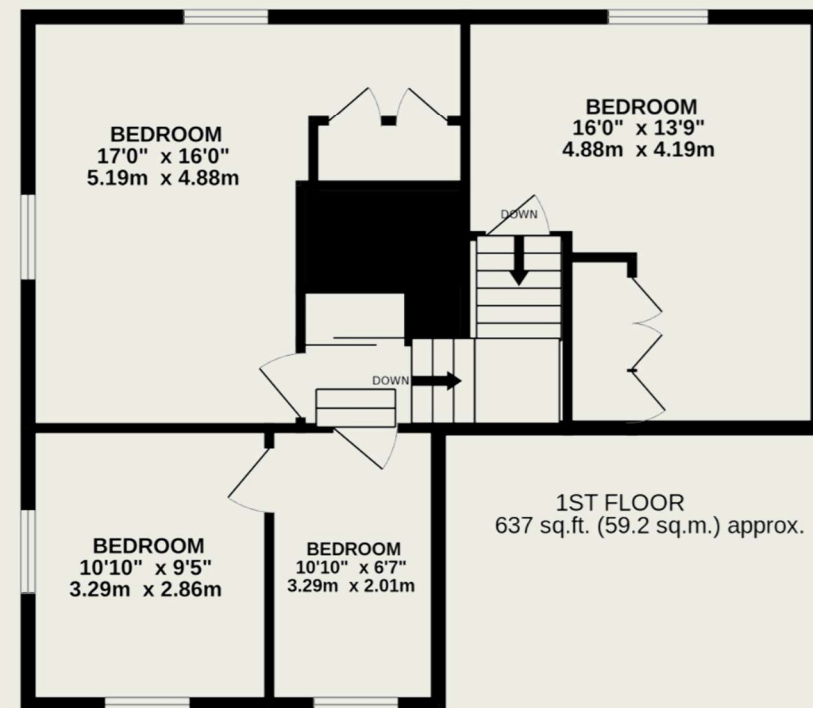
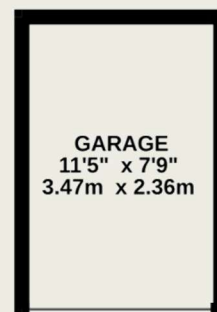
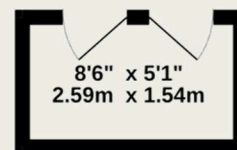
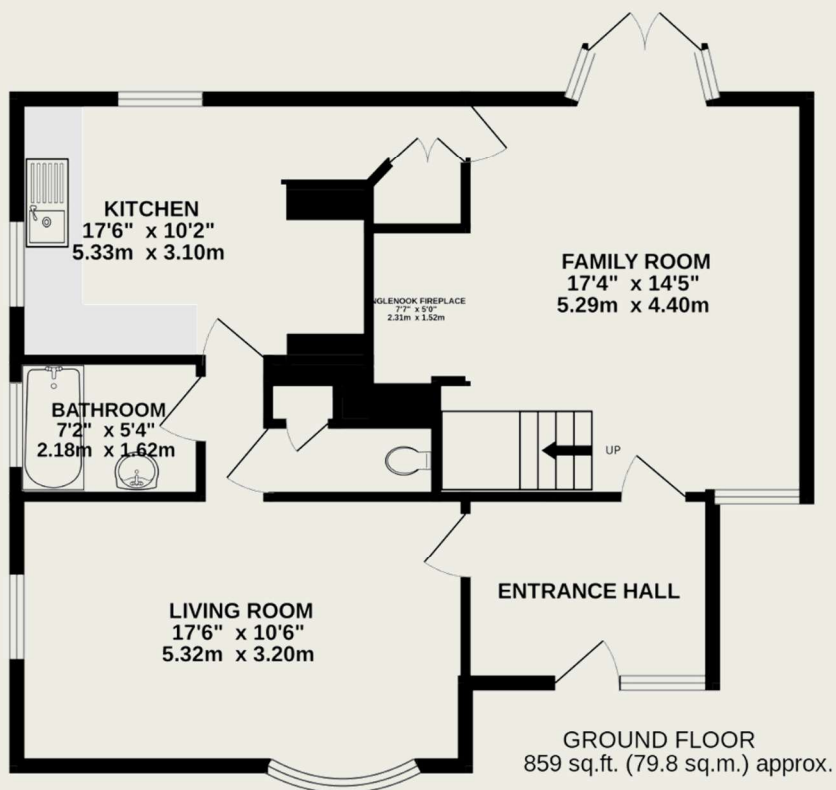
The property is located to the south-west of St Albans, in a rural setting, but with easy access to the city's wide range of amenities and its train station, where there are fast rail links into central London. Leverstock Green village is a short drive away and the house is also conveniently located for easy access to the M1 and M25.





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.



TOTAL FLOOR AREA : 1496 sq.ft. (139.0 sq.m.) approx.

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