



Harpenden Lane,  
Redbourn,  
AL3 7PA

 2 Bedrooms

 1 Bath/Shower Room

 1 Reception Room

 On-Street

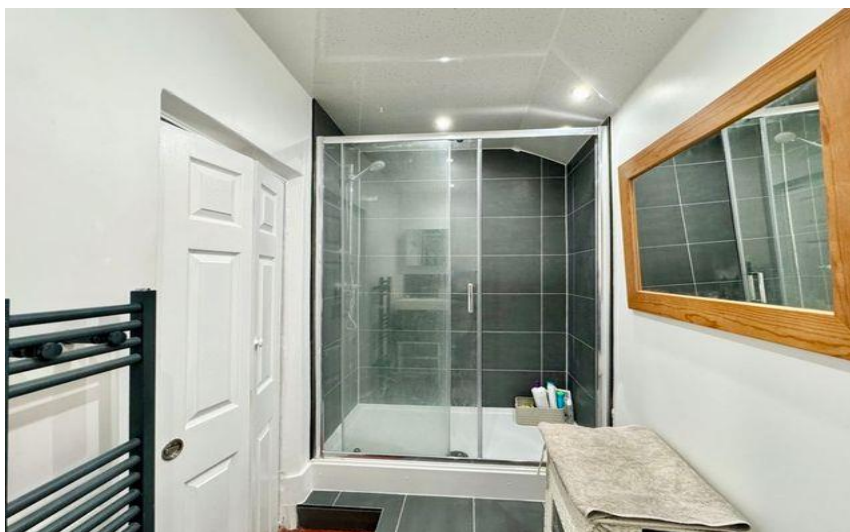
 Courtyard Garden

 EPC Band E

Council Tax  
Band D— £2,245.75 (2024/25)

Offers in excess of  
£300,000 Freehold

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Delightful two bedroom character cottage a short walk from High Street amenities in the sought after village of Redbourn.

### Description

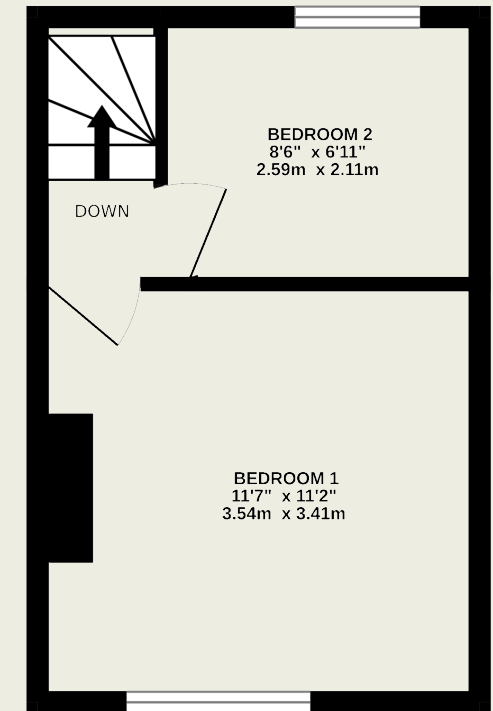
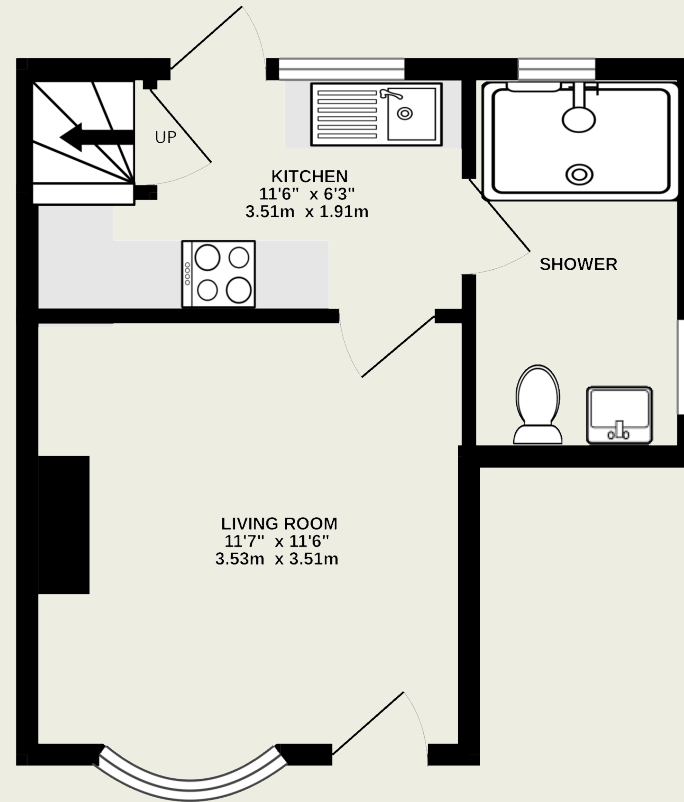
This charming period cottage has a wealth of character features and is well located just a short stroll from the village shops and amenities.

On entering you are greeted by a cosy living room with quarry tiled floor and an open brick fireplace. To the rear is a modern kitchen fitted with a range of units with integrated oven and electric hob, and space for white goods, an external part glazed door gives access to the garden. A refurbished shower room completes the ground floor. Upstairs there are two good size bedrooms.

Outside the courtyard garden has been hard landscaped for easy maintenance and is a lovely quiet space for relaxing. A side entrance leads to the front. The neighbour also has a right of access.

### Location

This property is located close to the High Street in Redbourn, a picturesque village in Hertfordshire. The village offers excellent amenities. More extensive shopping and leisure facilities are a short drive away in both Harpenden and St Albans. The village is favoured with excellent transport links with Junction 9 of the M1 close by, a bus service to Harpenden, St Albans, Hemel Hempstead and Dunstable and fast rail services into London available at both Harpenden and St Albans. London Luton Airport is also nearby.



TOTAL FLOOR AREA : 467 sq.ft. (43.4 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.

#### Important Information

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