



**FOR
SALE**

Crown Street, Redbourn

squire | estates

Set in the heart of the **picturesque village of Redbourn**, just a few minutes' walk from the High Street, this delightful **two-bedroom character cottage** combines traditional charm with bright and well-proportioned accommodation. Offered to the market with **NO UPPER CHAIN**, it would make a wonderful home in a peaceful village setting.

A welcoming entrance porch leads into the **cosy lounge**, where a real fire creates a warm and inviting focal point. The ground floor also features a spacious bathroom with a **traditional claw-foot bath and separate shower cubicle**. To the rear is a lovely, bright **kitchen/dining room**, fitted with a comprehensive range of wall and floor units, integrated appliances and ample space for a good-sized dining table. Double-glazed doors open directly onto the rear garden, bringing plenty of natural light into the room.

Upstairs are **two bedrooms**, both retaining the charm and character expected from a traditional village cottage and access to a good size loft that has potential to conversion STPP.

A particular feature of the property is the impressive **approximately 165ft rear garden**, providing a fantastic amount of outside space. There are three useful garden sheds, one of which benefits from power and offers excellent potential to create a **home office, studio or hobby room**.

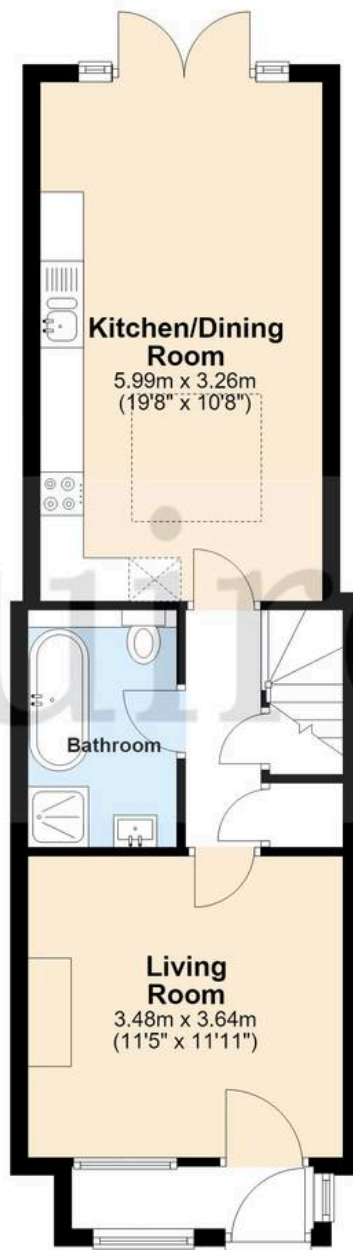
Redbourn is a highly desirable Hertfordshire village, conveniently positioned **between Harpenden and Hemel Hempstead and within a short drive of St Albans**. With the village High Street close by and beautiful surrounding countryside, this charming cottage offers an appealing combination of **village life, character and convenience**.

- Two Bedroom Character Cottage in Redbourn Village
- Well presented spacious fitted kitchen/dining area
- Cosy Living Area
- Downstairs Bathroom
- 165 ft Rear Garden
- EPC D



Ground Floor

Approx. 45.1 sq. metres (485.6 sq. feet)



First Floor

Approx. 23.0 sq. metres (247.3 sq. feet)



Total area: approx. 68.1 sq. metres (732.9 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

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