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East Common, Redbourn, St. Albans, AL3 7NQ

Offers Over £550,000

Freehold

Frost's

Offered for sale is this lovely two bedroom detached cottage nestled in a picturesque setting with amazing views of East Common and offering the perfect blend of rustic tranquillity and modern comfort. The property also benefits from PLANNING PERMISSION to convert the garage into a studio.

As you step through the front door, you'll be greeted by a warm and inviting atmosphere, with an entrance porch and hall leading through to the living room with log burner, separate study, modern kitchen featuring Quartz worktops and a utility area with patio doors into the garden which complete the downstairs accommodation.

On the first floor, there are two double bedrooms, both benefitting from loft storage and the second bedroom with a fitted cupboard. A recently refitted three piece family bathroom complete the upstairs accommodation.

East Common is close to the High Street in Redbourn, a desirable village and previous winner of Hertfordshire village of the year. Situated within easy access of both Harpenden and St Albans, the village has its own primary school and a range of leisure facilities as well as its own pretty High Street with a range of local shops, restaurants and coffee shops.

Energy Rating D  
Council Tax Band E  
Freehold





## Features

- Two Double Bedrooms
- Picturesque Setting
- Living Room with Log Burner
- Separate Study
- Modern Kitchen
- Loft Storage
- Recently Refitted 3 piece Bathroom
- Rear Garden



*The living room has the added benefit of a log burner.*



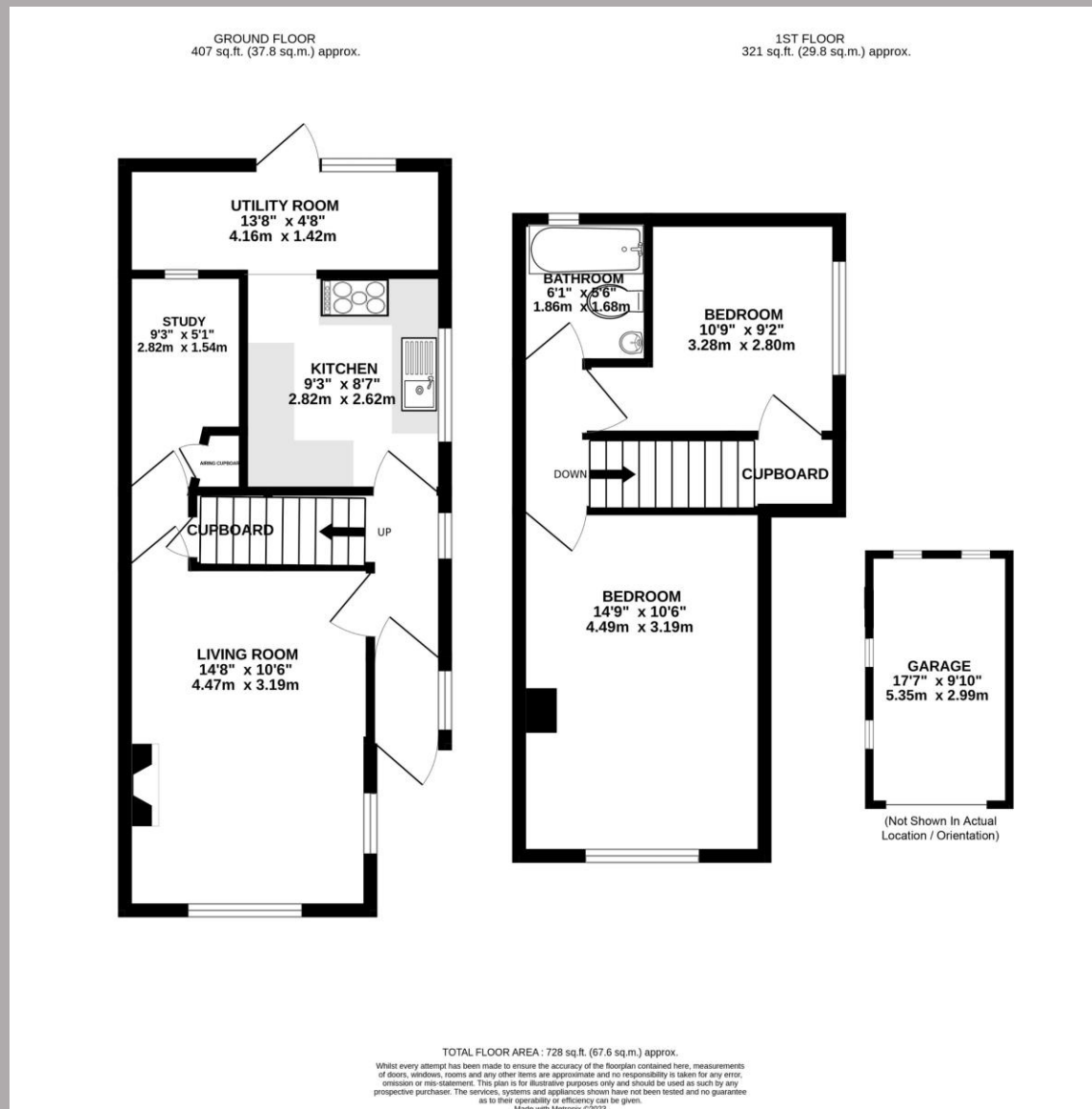


*This is a lovely two bedroom detached cottage nestled in a picturesque setting with amazing views of Redbourn Common.*









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These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Frost's Estate Agents.

To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all clients. We use the services of Lifetime Legal Ltd who will contact you directly at an agreed time to do this. There is a nominal charge of £60 including VAT per transaction payable direct to Lifetime Legal. We are unable to commence marketing before checks are complete.

