



26 East Common, Redbourn

Guide Price £850,000

FINE & COUNTRY





## 26 East Common

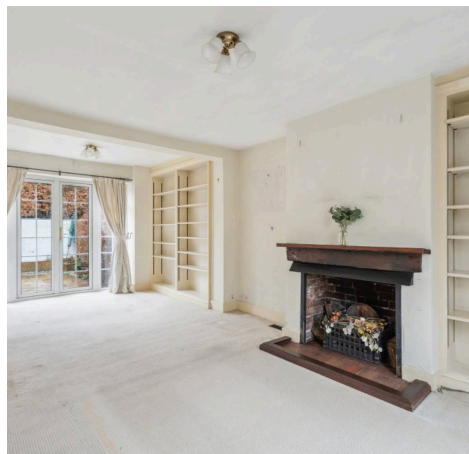
Redbourn, St. Albans

- Detached Three Bedroom Cottage with No Chain
- Tucked Away Along Redbourn Common
- Spacious Sitting/Dining Room with Open Fire
- Kitchen/Family Room with Log Burning Stove
- Basement & Converter Loft Room/Study
- Low Maintenance Private Rear Garden
- Off Road Parking For Two Vehicles
- Desirable Hertfordshire Village Location
- Walking Distance to Local Amenities
- Excellent Transport Links to London Nearby

**A charming detached three bedroom character cottage located on Redbourn Common in the heart of the village with no onward chain.**

This enchanting and character-filled home has been lovingly cherished and thoughtfully enhanced by its current owners, radiating a warmth and inviting charm that is evident from the moment you arrive. Set in an enviable position overlooking the peaceful expanse of the Common, the property is approached through a wonderfully spacious front garden, stretching approximately 65 feet in length. The garden, primarily laid to lush green lawn, offers a delightful first impression and sets the tone for the home's blend of classic elegance and cozy comfort. It also boasts paved two car driveway.

Stepping through the entrance, you are welcomed into an attractive and inviting hallway that hints at the personality of the home. To your right, a magnificent dual-aspect living and dining room, bathed in natural light, offers a wonderful space for both relaxing and entertaining. The room boasts an open fireplace, perfect for creating a cosy ambiance on cooler evenings, while the ample space and beautiful views ensure it's equally appealing all year round. Adjacent to this, a charming family room features a





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Redbourn, St. Albans

Redbourn village in Hertfordshire, located just a few miles from St Albans. It offers a rural feel while being close to urban amenities. The village is easily accessible via the M1, with Junction 9 providing a direct route. Redbourn is also well-served by local bus routes connecting to nearby towns and cities.

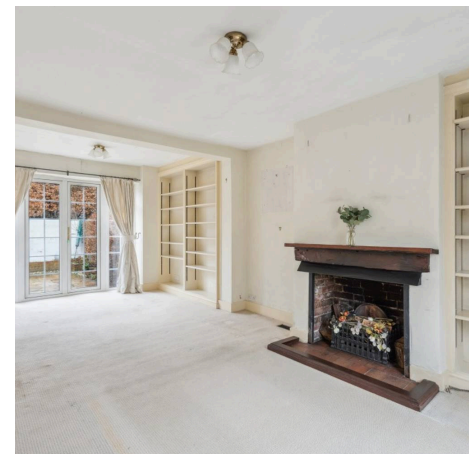
Council Tax band: F

Tenure: Freehold

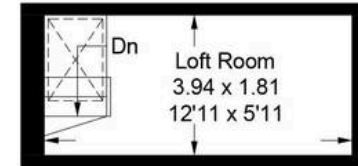
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

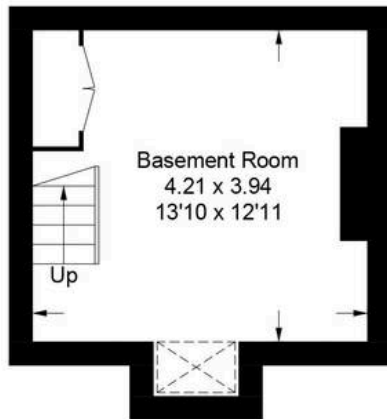
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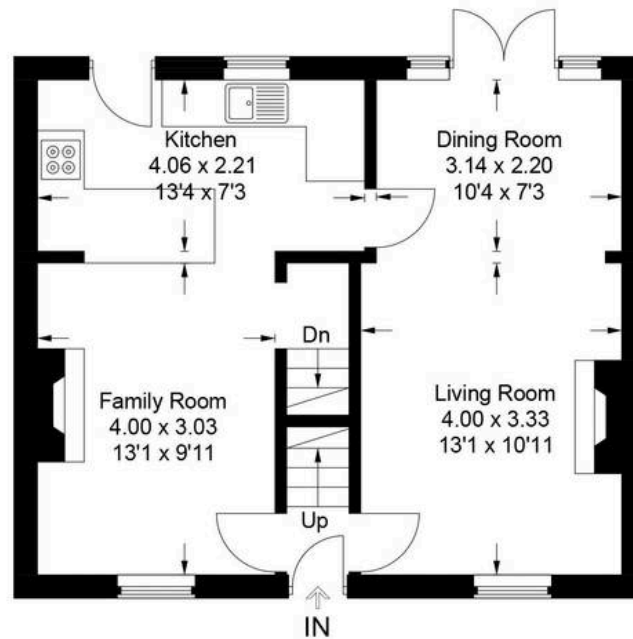
Approximate Gross Internal Area  
 Basement Level = 18 sq m / 194 sq ft  
 Ground Floor = 48.1 sq m / 518 sq ft  
 First Floor = 47.6 sq m / 512 sq ft  
 Second Floor = 7.1 sq m / 76 sq ft  
 Shed = 8.5 sq m / 91 sq ft  
 Total = 129.3 sq m / 1,391 sq ft



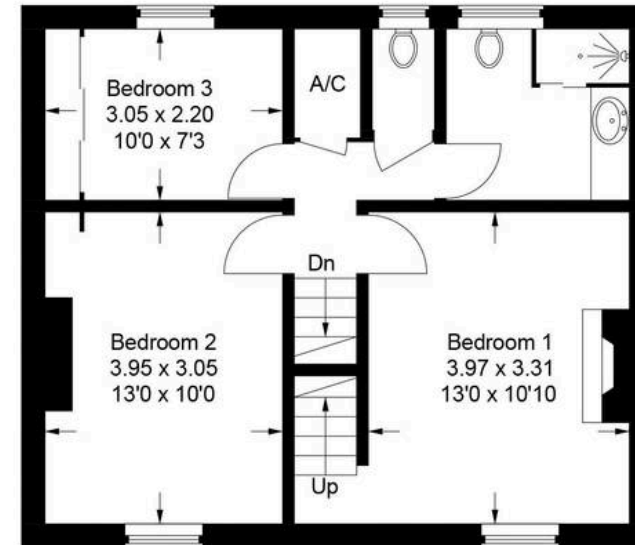
**Second Floor**



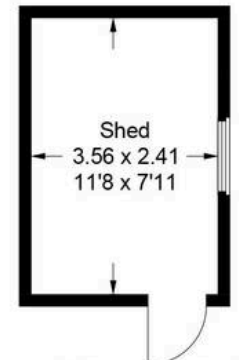
**Basement Level**



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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