



Shafford Cottages, Redbourn Road, St Albans, AL3 6LB

Guide price £900,000



Shafford Cottages, Redbourn Road, St Albans, AL3 6LB

Offered for sale with NO UPPER CHAIN is this enchanting four bedroom semi-detached cottage on the edge of the Childwickbury Estate with accommodation arranged over three floors carefully blending character features alongside modern day touches, creating a stylish and welcoming home suitable for families.

In addition to the wonderful accommodation, the property is further enhanced by mature gardens to the front and rear with views onto open countryside.

At the end of the garden there is parking and a detached garage which is currently used for storage and as a pool room.

Shafford Cottages are just over a mile and a half northwest of the city centre at the entrance to the Childwickbury Estate. This small group of properties is set amidst glorious open countryside, yet within striking distance of the city centre and the mainline station with trains into central London.

Fast trains into St Pancras are approximately 20 minutes. Also well positioned for popular St Michaels primary and junior School, the property is also within the St Albans conservation area and is locally listed.



PROPERTY ENTRANCE

The property is most easily accessed at the rear, at the end of the garden there is a shared access road leading to parking and the detached garage. There is a pathway through the rear garden bringing you down to a stable door which opens into an entrance hall / utility area.

ACCOMMODATION

Utility Room 10'6 x 7'9 (3.20m x 2.36m)

Butler sink with mixer tap, granite work surface, storage cupboards, space and plumbing for washing machine and tumble dryer, tiled floor, radiator, window to rear, tiled splash back.

Kitchen / Breakfast Room 17'9 x 15'8 (5.41m x 4.78m)

Triple aspect room with windows to front, rear and side, range of wall, base and drawer units, granite work surface over, Butler sink with mixer tap, central island with breakfast bar, space for wine cooler, space for American fridge freezer, integrated dishwasher, space for range style cooker with light and filter unit, recessed and exposed brick alcove, tiled floor, spotlights, radiator, double doors to conservatory.

Cloakroom

Low level wc, washbasin, tiled floor, radiator, window to side.

Living Room / Dining Room 24'8 x 11'7 (7.52m x 3.53m)

Part panelled walls, dado rail, stripped floorboards, open fireplace with mantelpiece over, two wall light points, two radiators, window to front, staircase to first floor, fitted shelves and storage, under stairs storage, television ariel, telephone point, double doors to conservatory.

Conservatory 13'9 x 12'2 (4.19m x 3.71m)

Brick based, double glazed, wooden frame conservatory overlooking the rear garden with vaulted ceiling, slate tiled floor, radiator, ceiling fan, television ariel, double doors to garden.

FIRST FLOOR

Landing

Staircase to second floor, doors to:



Bedroom One 13'5 x 11'0 max (4.09m x 3.35m max)

Double bedroom, views over fields to rear, radiator, spotlights, bespoke fitted furniture.

Bedroom Two 11'7 x 8'1 (3.53m x 2.46m)

Double bedroom, fitted wardrobe, radiator, fireplace, window to front with views onto fields, under stairs storage cupboard.

Bedroom Three 7'9 x 7'6 (2.36m x 2.29m)

Velux window to rear, radiator, eaves storage, spotlights.

Bathroom

White suite, wc, pedestal washbasin, bath with mixer tap and shower attachment, separate shower cubicle, wood flooring, spotlights, radiator with heated towel rail, window to side.

SECOND FLOOR

Bedroom Four 16'1 x 5'4 (4.90m x 1.63m)

Three velux windows to side, radiator, storage shelves, spotlights.

EXTERIOR

Gardens

The property enjoys mature gardens to the front and rear with patio areas, bench seat around mature tree, pergola, storage sheds, garden tap, electricity point, selection of shrubs and plants.

Parking

Located at the rear is a gravelled parking area.

Double Garage 14'0 x 12'2 (4.27m x 3.71m)

Part converted to provide a storage area at the front and the rear section is currently a pool room. In addition to this, there is further storage in the boarded loft area.

Agents Notes

There is an alarm system throughout the property.

Viewing Information

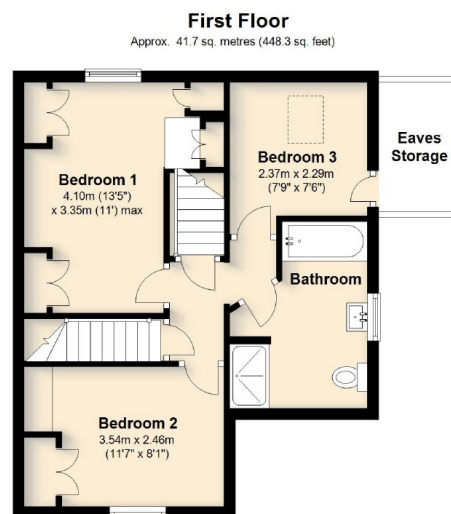
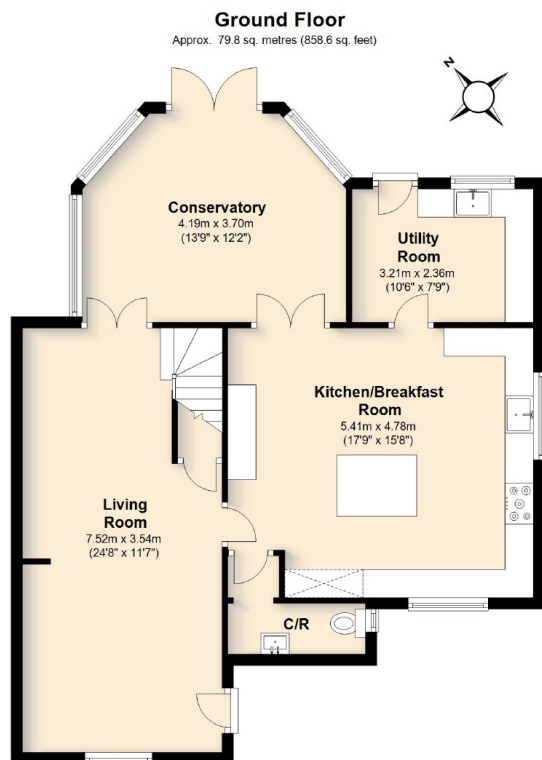
BY APPOINTMENT ONLY THROUGH PUTTERILLS, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

Environmental Impact Rating

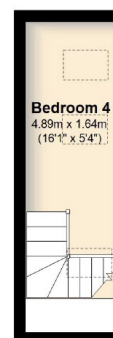
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.





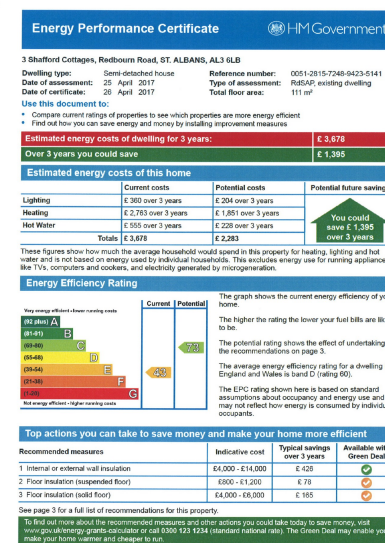


Second Floor
Approx. 9.0 sq. metres (97.0 sq. feet)



Total area: approx. 130.4 sq. metres (1403.9 sq. feet)

Not to Scale. For identification purposes only.
Plan produced using PlanUp.



Tel: 01727 898150
37 Chequer Street
St Albans
Herts
AL1 3YJ
Email: stalbans@putterills.co.uk
www.putterills.co.uk

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans and measurements, these are not guaranteed and they do not form part of any contract. We have not tested any of the services, equipment or fittings. No persons in this firms employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase price.

