



Delightful period terrace cottage within the renowned Childwickbury Estate

Childwick Green, Childwickbury, St. Albans, Hertfordshire, AL36JJ



Delightful sought after setting within private estate • Two good size reception rooms • Two double bedrooms • Long rear garden • General parking area (not owned) • No upper chain

Local Information

Mileages Approx: Harpenden High Street 2.4 miles, Harpenden mainline station 2.5 miles – St Pancras International from 22 minutes, St Albans city centre 3 miles, M1 junction 9- 5.2 miles, London Luton Airport 10.6 miles

The cottage is situated within the renowned private estate of Childwickbury, which is located between Harpenden and the city of St Albans and considered to be one of the best locations in Hertfordshire. Suitably rural enough for those who wish to enjoy country living, yet within each reach of two of the country's best loved towns and cities.

Harpenden, with its bustling tree-lined 'village-like' high street, is home to a comprehensive range of high end shops, restaurants and boutiques as well as 3 supermarkets including an M & S food store and Waitrose. The cathedral city of St Albans, rich in cultural history, has large open spaces, excellent restaurants and a variety of shops to suit every taste. The area is well known for its excellent private and state schools, with buses for St Albans, Harpenden, Berkhamsted and Elstree schools picking up close by at Hatching Green and on the high street.

There are excellent sporting and leisure facilities in the area, including an indoor swimming pool, sports centre and four renowned golf clubs.

For the train commuter, Harpenden and St Albans offer fast and frequent train services into St. Pancras International from 22 and 18 minutes respectively. For the motorist, junction 9 of the M1 motorway is only 5 miles distant.

About this property

This property is a delightful period terrace cottage set off the green within the sought after Childwickbury private country estate. This traditional Estate cottage offers two principal reception rooms and a kitchen on the ground floor, whilst two double bedrooms and a bathroom can be found on the first floor. From the landing, a loft ladder gives access to a boarded loft space which provides useful storage and could, subject to building regulations, be properly converted. A long lawned garden extends away from the house and at the end of the garden, a useful garden store can be found.

Tenure

Freehold

Local Authority

St Albans District Council

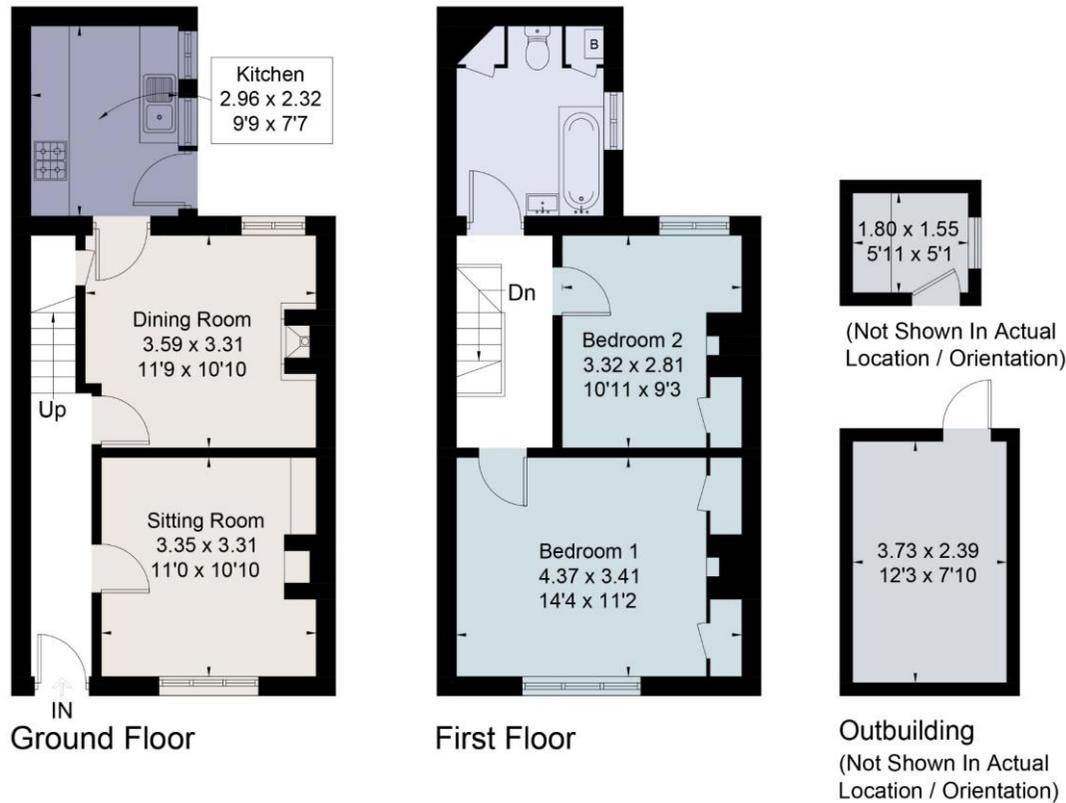
Viewings

Strictly by prior arrangement through Savills Harpenden Office. Telephone: 01582 465 000.





Approximate Area = 76.2 sq m / 820 sq ft
 Outbuilding = 11.8 sq m / 127 sq ft
 Total = 88 sq m / 947 sq ft
 Including Limited Use Area (0.1 sq m / 1 sq ft)
 For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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