



A wonderful detached home in a quiet cul-de-sac position

Silk Mill Road, Redbourn, St. Albans, Hertfordshire, AL3 7GE

Freehold



Virtual tour available on request • Four double bedroom detached house • Well-presented throughout • Bright and spacious accommodation • Off street parking for 4 to 5 cars • Double detached garage • West facing rear garden

About this property

This lovely detached family home with bright and spacious accommodation is located in a prime cul-de-sac within the desirable village of Redbourn.

The property is approached via a large driveway providing parking for four/five cars and leads to a double detached garage. The living space comprises a large double aspect living room and a large double aspect fully fitted kitchen/breakfast room with double doors leading to the rear garden. There is also a utility room and cloakroom.

Upstairs, there are four double bedrooms, the principle bedroom has an en-suite shower room, and the other bedrooms are served by a four piece family bathroom. Outside, the West facing rear garden is mainly laid to lawn with a terrace area. There is also potential for extension subject to the necessary permissions.

Local Information

Approx. mileages - Redbourn High Street 0.7 miles Harpenden 3.4 miles St Albans 5.2 miles M1 (J9) 3 miles

Redbourn is a picturesque village with a useful high street to meet day to day needs. Amenities include a branch of the Co-op, a village store, pubs, restaurants, beauty salons and chemist,

ensuring that residents are well provided for. There is a good selection of local schools including Redbourn Primary school, Harpenden secondary schools – St. George's, Sir John Lawes & Roundwood Park and a good choice of private schools, St Albans High School for Girls, St Albans School, Aldwickbury Boys Preparatory School, Beechwood Park and St Hilda's School for Girls

For a choice of supermarkets, boutique shops, banks and restaurants, Harpenden is approximately 3.4 miles away and provides the commuter with a direct train service into London - St Pancras International from 22 minutes. St Albans City, with its twice-weekly street market and popular shopping, is just over 5 miles away and is a lovely place to take visitors with its large park and magnificent cathedral. For the motorist, junction 9 of the M1 is three miles away and links with the M25 at junction 6a just over 10 miles away.

Tenure - Freehold

Local Authority - St. Albans City & District Council

Energy Performance
EPC Rating = D

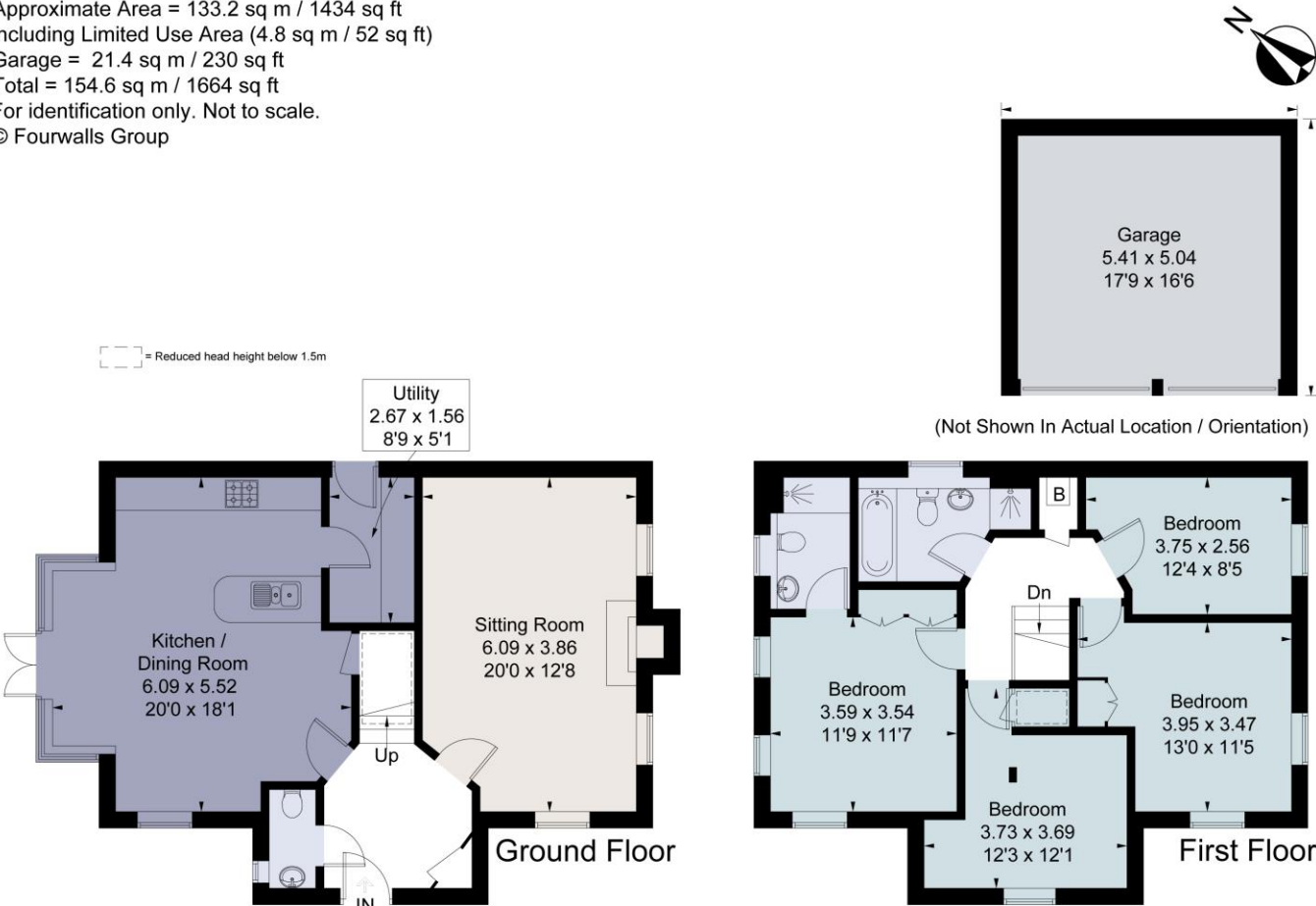
Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Harpenden Office. Telephone: 01582 465 000.





Approximate Area = 133.2 sq m / 1434 sq ft
Including Limited Use Area (4.8 sq m / 52 sq ft)
Garage = 21.4 sq m / 230 sq ft
Total = 154.6 sq m / 1664 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		
(69-80) C		
(55-68) D	68	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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