







A charming three double bedroom detached character home reaching over 2100 sq.ft, tucked away within a highly sought after private development just off the village High Street of Redbourn, offered for sale with no onward chain.

**Sought After Location Offered For Sale With No Chain
Charming Three Double Bedroom Detached Home
Excellent Opportunity to Modernise & Extend STP
Delightful Sitting/Dining Room Reaching over 38ft.
Kitchen/Breakfast Room & Separate Study Room
Master en Suite and Two Further Double Bedrooms
Family Bathroom and Ground Floor Cloakroom
Private Residents Parking & Double Garage
Walking Distance to Village High Street & Amenities
Excellent & Efficient Transport Links to London Nearby**

Nestled to the rear of the highly regarded private development of Fish Street Farm, this delightful three double bedroom family home offers spacious living accommodation and showcases character features inside and out. Spanning an impressive 2122 sq. ft. including a double garage, this characterful home offers the perfect setting for family living, as well as those looking to downsize whilst being within a short stroll to everyday essentials. In addition, this detached home offers an excellent opportunity to modernise and extend (STP), blending characterful charm with contemporary, modern day living. Offered for sale with no onward chain, this is a rare opportunity to acquire a secluded detached residence within one of Redbourn's highly sought after, exclusive private settings.

Approached via the tranquil setting of Fish Street Farm, this charming detached residence enjoys a prime position to the rear of the development. A pathway, bordered by neatly maintained communal lawned gardens, leads to the main entrance, while convenient side access provides a direct route to the rear garden.

Upon entering this characterful residence, you are greeted by a bright and welcoming entrance hall, complete with a convenient cloakroom. From here, double doors open into the heart of the home: an impressive dual-aspect sitting and dining room stretching over 38 feet in length. This magnificent space exudes character, featuring exposed beams and an elegant brick surround open fireplace in the sitting area – a perfect setting for both grand entertaining and cosy evenings by the fire. To the front of the property lies a well-proportioned kitchen/breakfast room, fitted with a range of base and wall-mounted units and offering space for essential appliances, and a new gas boiler installed in the last two years. A breakfast bar with additional storage creates a practical and informal dining area, while a serving hatch to the dining room adds a charming touch and a sense of flow. Completing the ground floor is a versatile study, ideal for home working, a playroom, or even an occasional guest bedroom for visiting friends or extended family.









Ascending from the entrance hall, a staircase rises to a generous first-floor landing, giving access to three well-proportioned double bedrooms and the family bathroom. To the rear, the master bedroom impresses with its size and built-in storage, further enhanced by a floor-to-ceiling tiled en suite bathroom, creating a serene private retreat. The second bedroom, also a spacious double, enjoys built-in wardrobes and elevated views over the private rear garden, while the third bedroom, positioned to the front, provides another excellent double room with its own fitted storage, making it ideal for family, guests, or even a stylish home office. From the first-floor landing, a loft hatch with ladder provides access to a substantial boarded loft space extending to approximately 40 feet in length. Benefitting from power and lighting, this versatile area offers excellent storage and presents fantastic potential for conversion into additional living accommodation, subject to the necessary planning consents. Completing the first floor is a fully tiled family bathroom, beautifully appointed with a panelled bath and overhead shower, pedestal wash hand basin, and low-level W.C., blending practicality and rejuvenation for modern day family living.

Stepping out of the sitting/dining room, French doors open out onto a raised patio area with steps either side leading to the attractive private lawned rear garden. Bordered by feature brick wall boundaries and mature hedging offers a high degree of privacy, whilst the lawned garden spans the entire width of the residence and extends to one side, creating the perfect space to enjoy al-fresco dining in the summer, leisurely family activities, or simply relaxing within this serene setting. To the rear of the garden, steps lead to an allocated double garage which is accessed via The Park, whilst private parking is also allocated to residents within Fish Street Farm.

The private development of Fish Street Farm is located to the southern end of Redbourn's High Street and is perfectly positioned within a short walk to The Common and an array of village amenities including local shops, Post Office, pub/restaurants, inviting coffee shops, a doctor's surgery and pharmacy. Families will appreciate the excellent schooling options available nearby, as the village falls within the catchment area for outstanding schools in nearby Harpenden. For those seeking more extensive shopping facilities, the nearby market towns of Harpenden and St. Albans offer a wealth of options. Redbourn is also well-connected for commuters, with easy access to London via the M1 Junction 9, located just two miles away, and a reliable rail service from Harpenden to St. Pancras, reaching the capital in under 30 minutes. This prime location makes Redbourn ideal not only for commuters but also for those looking to explore the beautiful surrounding areas.

Tenure: Freehold
Gas, Mains Water, Electricity
EPC Rating: Band C
Council Tax: Band G
Local Authority: St.Albans City Council

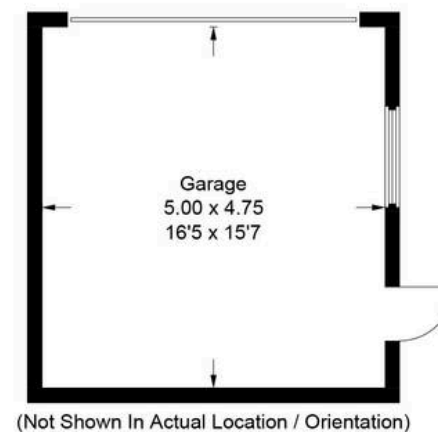




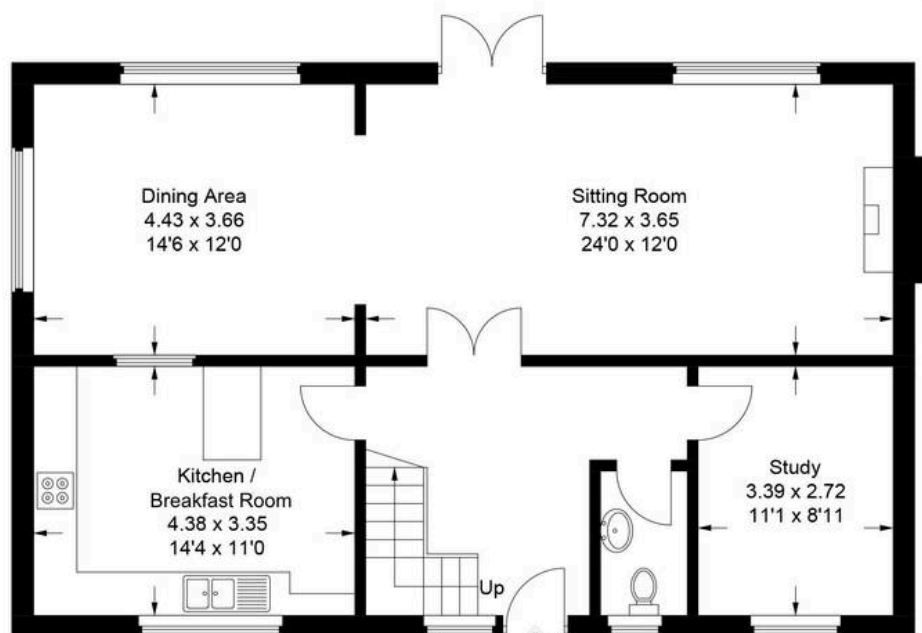




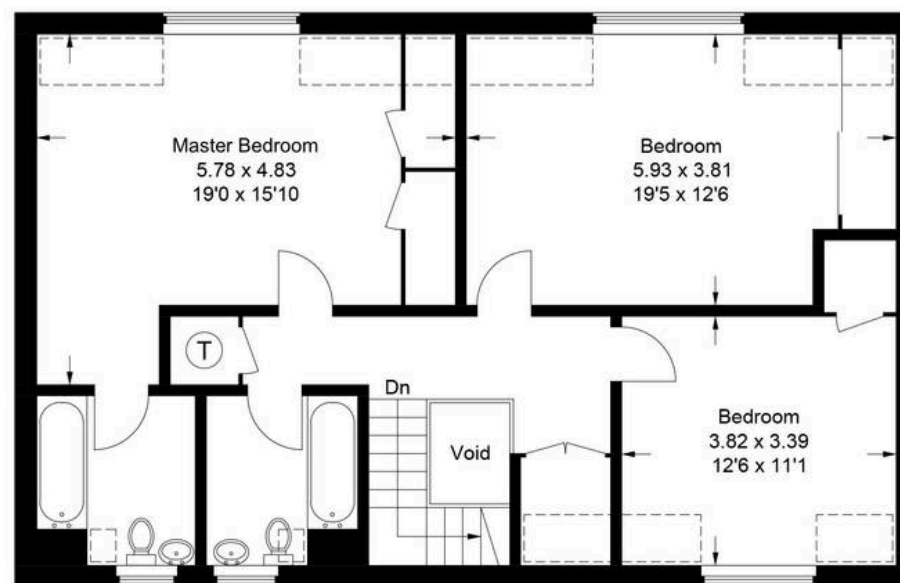
Approximate Gross Internal Area
 Ground Floor = 87.8 sq m / 945 sq ft
 First Floor = 85.7 sq m / 922 sq ft
 Garage = 23.7 sq m / 255 sq ft
 Total = 197.2 sq m / 2,122 sq ft
 (Excluding Void)



= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor