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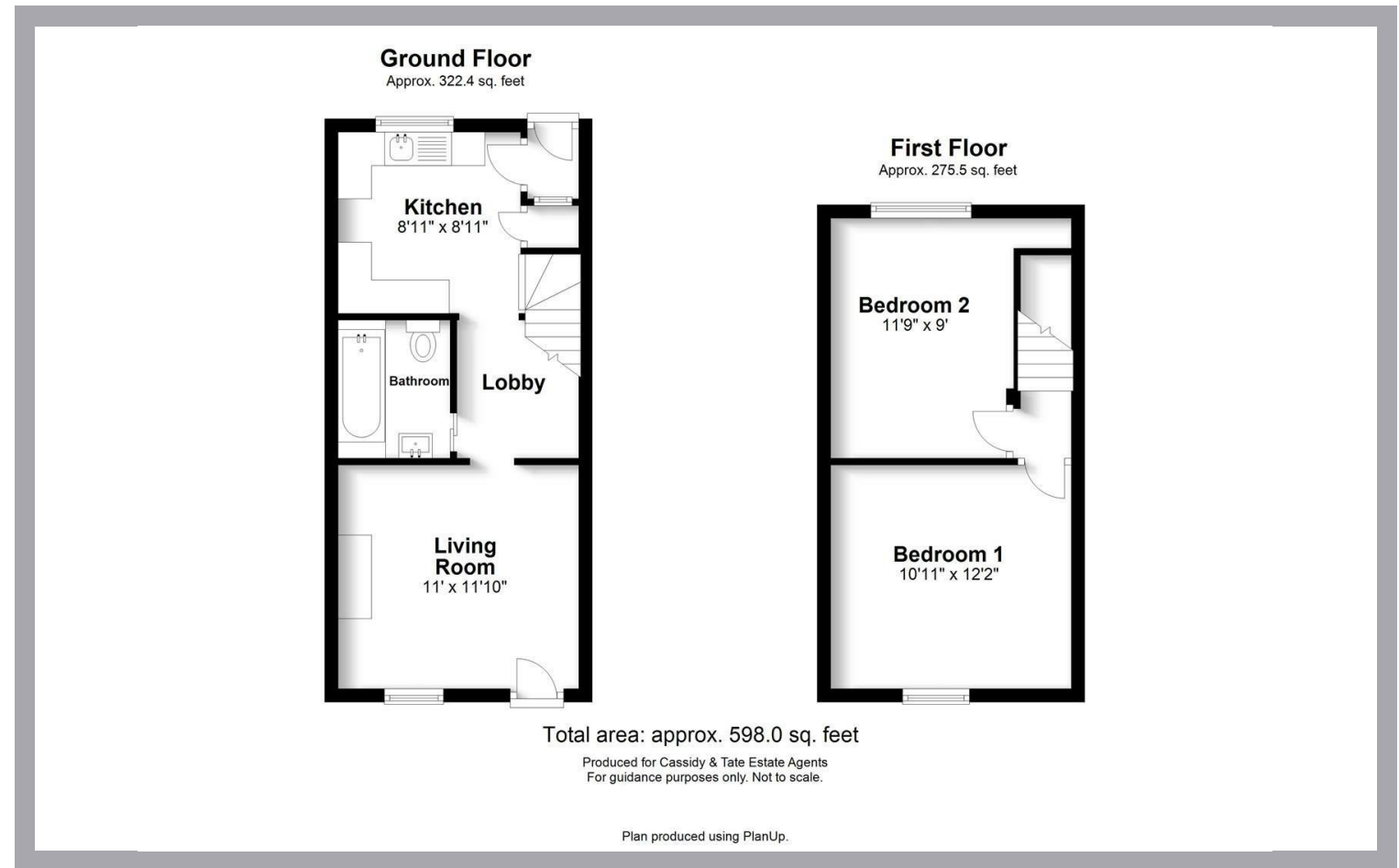
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Cassidy
&Tate
Your Local Experts



Award Winning Agency

CHURCH END
ST. ALBANS
AL3 7DU



Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

All The Ingredients Needed For A Fabulous Lifestyle

A sought after two bedroom Grade II listed character cottage dating back to 1790 ideally located in the delightful conservation area of Church End in the popular village of Redbourn. The property requires a degree of modernisation and offered for sale with no upper chain. The accommodation includes living room leading to an inner lobby area with downstairs bathroom and kitchen. On the first floor, there are two bedrooms. A particular feature of the property is the good size rear garden which faces in a southerly direction. Redbourn Common is also a short walk away and the main village centre of Redbourn is just over a half mile walk away and offers a comprehensive range of shops, coffee shops, a post office and a popular primary school. Harpenden town centre and mainline station (St Pancras International from 27 minutes) is less than 4 miles distant, whilst the M1 motorway (J9) is only 4.4 miles distant. This property also has the advantage of being situated in a no through road, and there is parking available outside the cottage, creating a quiet and secure placement.

Specialists in Bespoke Properties

- Two Bedroom Cottage
- Requiring Updating
- Council Tax D £1,994 pa
- No Through Road
- Popular Village Location
- Large Rear Garden
- Grade Two Listed
- Chain Free



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		