

St Albans Office  
10 High Street, St Albans  
Herts AL3 4EL  
01727 228428  
stalbans@cassidyandtate.co.uk

Marshalswick Office  
59 The Quadrant, St Albans,  
Herts AL4 9RD  
01727 832383  
marshalswick@cassidyandtate.co.uk

Wheathampstead Office  
39 High Street, Wheathampstead,  
Herts AL4 8BB  
01582 831200  
wheathampstead@cassidyandtate.co.uk

Cassidy  
&Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

CHURCH END  
REDBOURN  
AL3 7DU

Guide Price £335,000

EPC Rating: G Council Tax Band: D



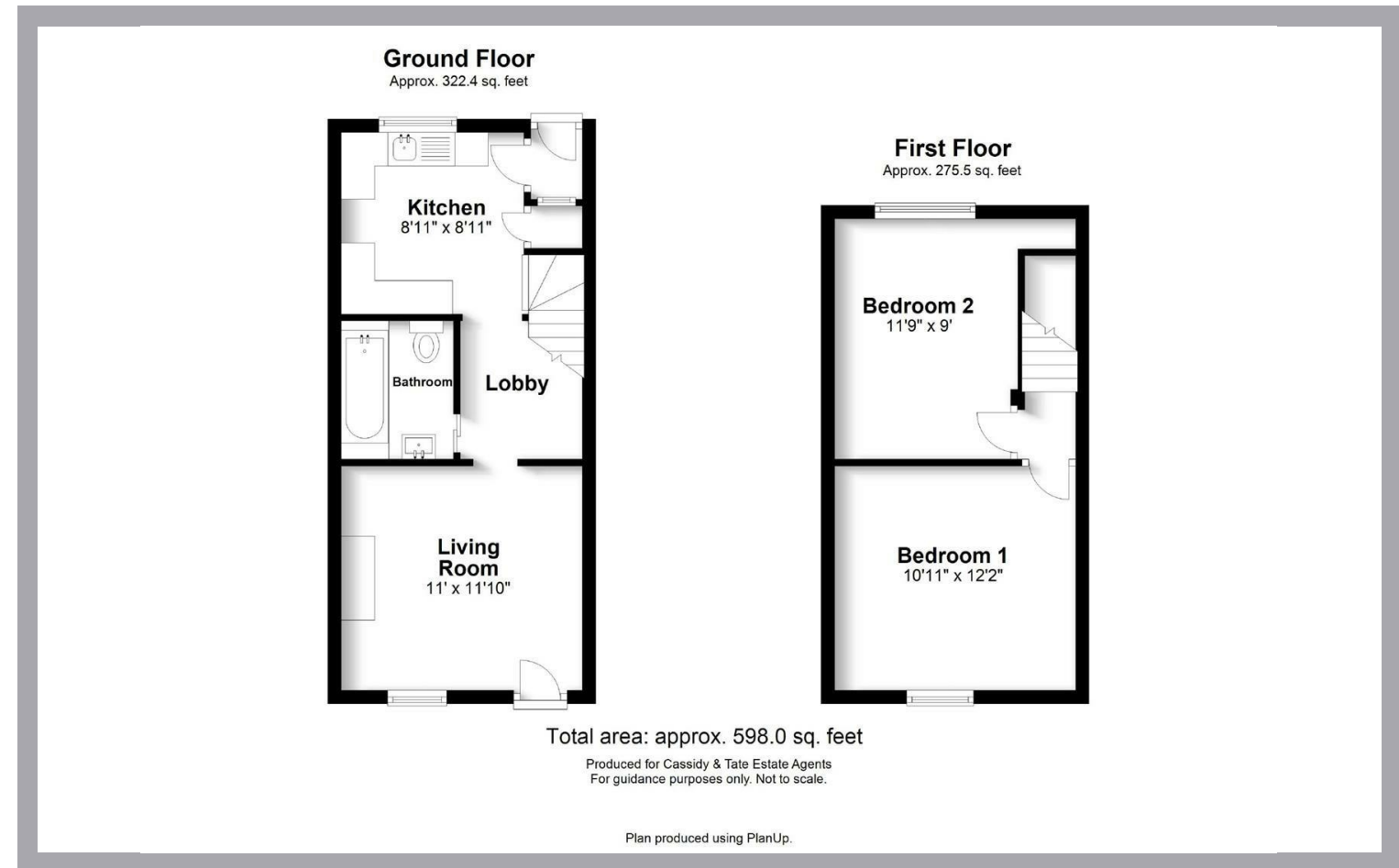
Cassidy & Tate

# 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 with exposed beams leading to an inner lobby area with bathroom and kitchen. On the first floor, there are two bedrooms with exposed beams. 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.



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.



## Specialists in Bespoke Properties

- Chain Free
- Grade Two Listed
- Potential To Improve
- Refurbishment Project
- Two Bedroom Cottage
- Popular Village Location
- Large Rear Garden
- Period Features

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	1	1
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

