



## **Snatchup, Redbourn, St. Albans, Hertfordshire, AL3**

**Guide Price: £525,000**

*Freehold*

A superb, three bedroomed semi-detached house, benefitting from a wonderful south facing garden, situated in a highly popular location within walking distance of picturesque Redbourn common, local primary school and village amenities.

## **Property**

The property provides spacious, beautifully presented accommodation, ideal for a growing family, benefitting from an entrance hallway, good-sized living room, kitchen breakfast room, large conservatory, three bedrooms and a luxury family bathroom with separate shower cubicle. Lobby area to side with plumbing and side access. Off-street parking to front, and a generous south-facing garden to the rear.

Redbourn is a popular Hertfordshire village, lying approximately three miles from Harpenden and four miles from St Albans. The village is served by a primary school a good array of local amenities and excellent transportation links to both the M1 and A5.

## **Ground Floor**

### **Entrance Hall**

**Living Room** 12'6" x 12'8" (3.8m x 3.86m).

**Kitchen / Dining Room** 9'4" x 18'11"  
(2.84m x 5.77m).

**Conservatory** 9'5" x 18'7" (2.87m x 5.66m).

### **Utility Room / Storage Area**

## **First Floor**

### **Landing**

**Bedroom 1** 12'8" x 12'8" (3.86m x 3.86m).

**Bedroom 2** 9'4" x 12'8" (2.84m x 3.86m).

**Bedroom 3** 8' x 8'9" (2.44m x 2.67m).

### **Bathroom**

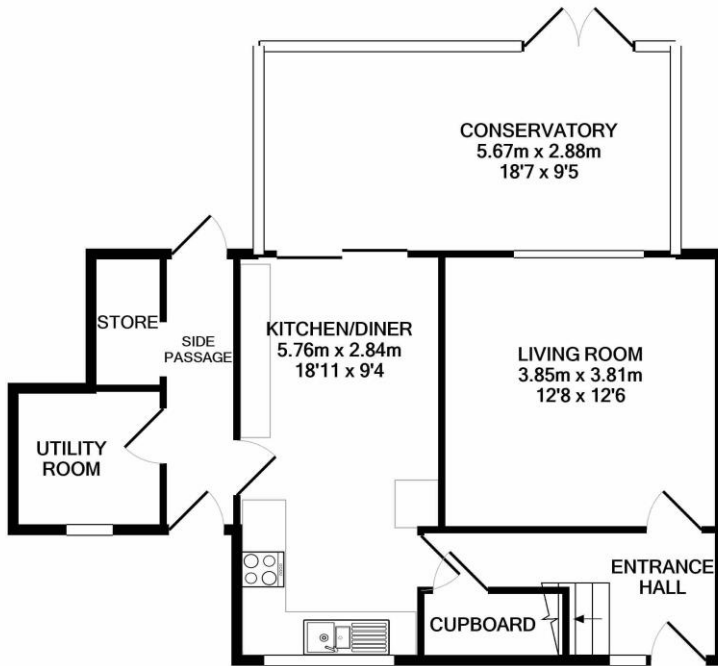
## **Outside**

### **Driveway**

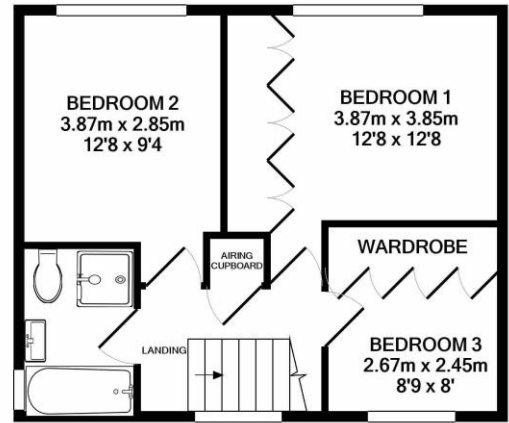
### **Rear Garden**







GROUND FLOOR  
APPROX. FLOOR  
AREA 64.2 SQ.M.  
(691 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 37.7 SQ.M.  
(406 SQ.FT.)

TOTAL APPROX. FLOOR AREA 101.9 SQ.M. (1097 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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#### Disclaimer

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