



Leslie
& Co.

LYBURY LANE, REDBOURN, ST. ALBANS, AL3

Guide Price: **£500,000**



Leslie & Co





About the property

What the owner loves:

I fell for this house almost instantly. On my very first Sunday here, I was sitting in the bright, sunny kitchen with a coffee, watching horses and riders trot past the front, and it just felt special. It has that lovely balance of feeling peaceful and semi-rural, while still being brilliantly connected. I can drive into St Albans in under ten minutes for great restaurants and a bit of nightlife, and if I need London, Harpenden is less than ten minutes away, with direct trains into King's Cross in around half an hour.

The house itself works so well day to day, with three floors that give you a real sense of space. The main shower room is ideal for busy mornings, but I also love being able to head upstairs for a proper bath and a bit of calm. The underfloor heating throughout the house makes a real difference too, especially in the colder months, and the cats absolutely love finding the warmest spots to stretch out.

Key features

- Beautifully presented semi-detached family home
- Arranged over three well-balanced floors
- Three bedrooms
- Two bathrooms, including one en-suite
- Underfloor heating
- Bright and modern fully equipped kitchen
- Charming white picket fence and front garden
- Large garage with excellent storage potential
- Off street parking
- Peaceful yet well-connected Redbourn location
- Walking distance to highly regarded infant and junior schools
- Strong village community with a cricket club, local events and green open surroundings
- Easy access to St Albans, Harpenden station and direct trains into London
- Buyer information pack available.
- Secure with Reservation or Deposit Agreement

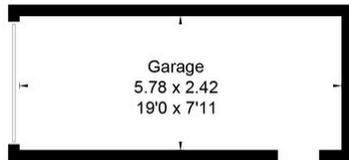
Material information

- Tenure - Freehold
- Council Tax Amount - £2305.95 (Band D)
- Guide Price - £500,000

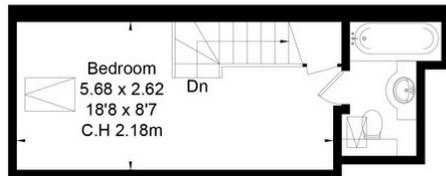


LYBURY LANE, REDBOURN ST. ALBANS, AL3

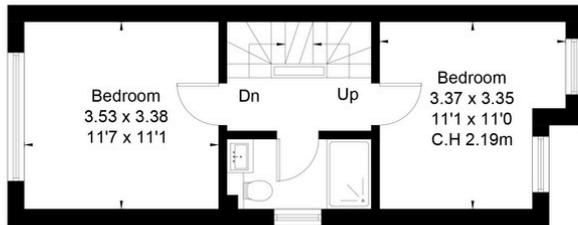
Approximate Floor Area = 91.5 sq m / 985 sq ft
 Garage = 13.9 sq m / 150 sq ft
 Total = 105.4 sq m / 1135 sq ft



(Not Shown In Actual Location / Orientation)

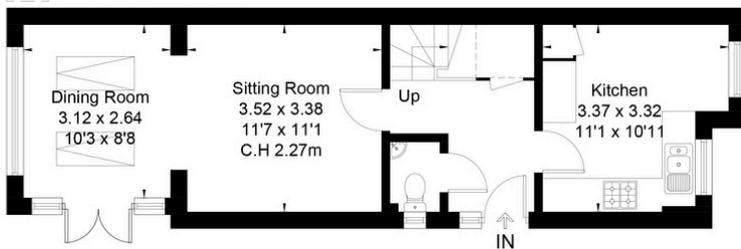


Second Floor

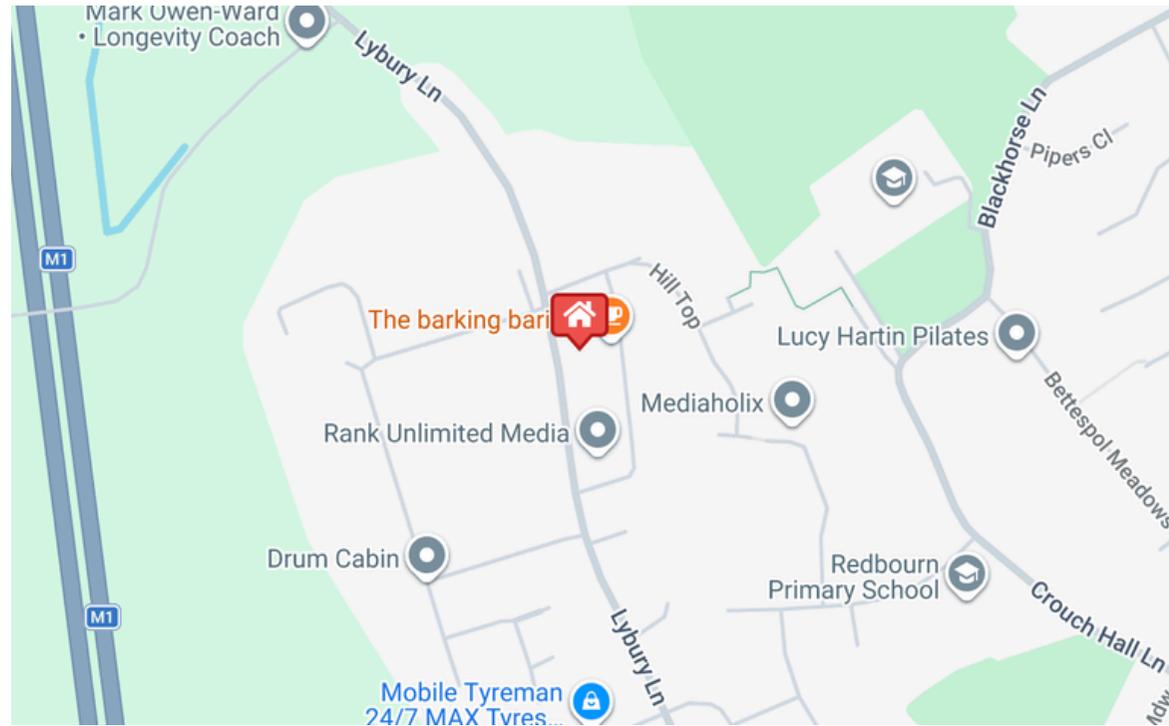


First Floor

= Reduced head height below 1.5m



Ground Floor



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			
		75	85

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			
		73	84

