



**Connells**

Holts Meadow  
Redbourn St. Albans





### Property Description

Three/four bedroom detached family home in sought after Village location, very well presented throughout. Study/bedroom four with en-suite shower room, large lounge, stunning dining room, fitted kitchen, family bathroom, driveway parking and landscaped rear garden. With easy access to the Village centre with shops, pubs, sought after schools and transport links. Call now to arrange a viewing!

#### Entrance Hall

Door to front and downstairs cupboard.

#### Study/ Bedroom 4

8' 5" x 7' 5" ( 2.57m x 2.26m )

Double glazed window and meter cupboard.

#### Shower Room

Fitted with shower cubicle, wash hand basin and low level WC. Also has access to an understairs storage area which also contains the gas boiler on an external wall.

#### Lounge

21' 7" x 10' 1" ( 6.58m x 3.07m )

Double glazed bay window, electric fireplace and two radiators.

#### Dining Room

12' 4" x 8' 6" ( 3.76m x 2.59m )

Single glazed feature window with low sill and radiator.

#### Kitchen

10' 5" x 7' 8" ( 3.17m x 2.34m )

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashbacks, electric oven and hob, plumbing for washing machine, double glazed window and double glazed door to garden.

## Landing

Stairs from ground floor, pull down ladder access to attic with insulation, lighting and TV point , airing cupboard, cupboard and double glazed window half way up stairs.

## Bedroom 1

12' 5" max x 20' 1" ( 3.78m max x 6.12m )

Double glazed window, built in cupboard, TV point and radiator.

## Bedroom 2

12' 3" x 8' 3" ( 3.73m x 2.51m )

Double glazed window, built in cupboard and radiator.

## Bedroom 3

11' 2" x 10' 4" ( 3.40m x 3.15m )

Double glazed window, built in cupboard and radiator.

## Bathroom

Fitted with bath with mixer taps, wash hand basin with vanity unit, heated towel rail, low level WC and two double glazed windows.

## Front Garden

Lawned area with pathway to front door, double driveway and side access.

## Rear Garden

Patio area with steps leading to the lawned area with mature flower and shrub borders, storage shed.



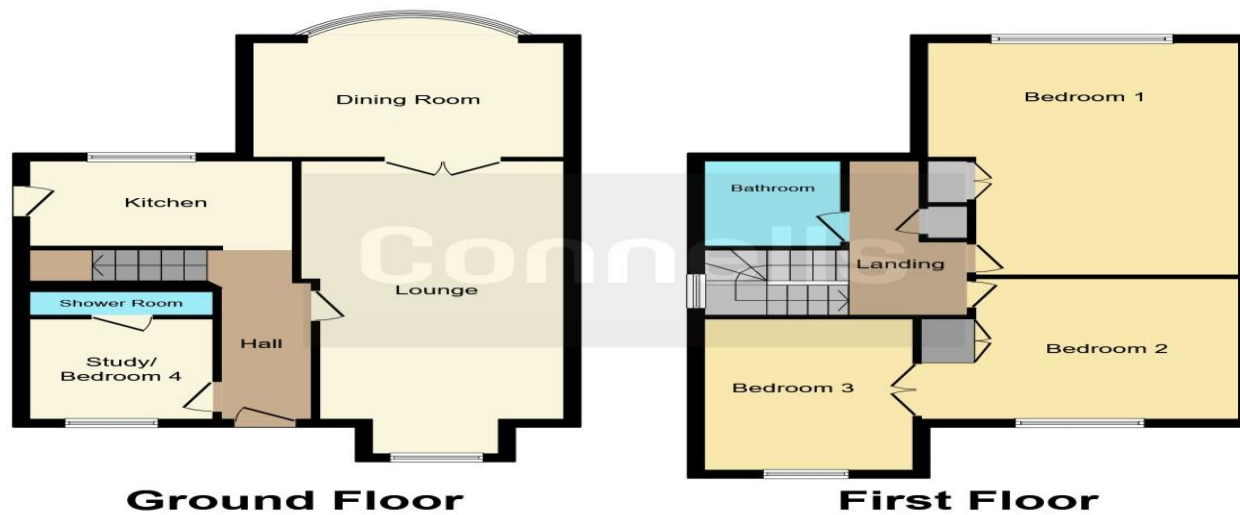












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**EPC Rating: E**

Tenure: Freehold

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