





# Lybury Lane Redbourn Hertfordshire

A superb three bedroom semi-detached family home in the desirable village of Redbourn.

This attractive, modern family home is located close to Redbourn common and all the village amenities, as well as being in easy walking distance of the Primary school.

This property has been refurbished to a high standard and has permission for a further two storey front extension.

Located in Lybury Lane this three bedroom semi-detached home creates the ideal family living accommodation throughout. The property opens to a welcoming modern hallway which leads to a front aspect separate large reception room. The hallway also benefits from a downstairs cloakroom with a well designed utility cupboard space. The fabulous contemporary open kitchen/diner area has been refurbished to a high standard, with a fantastic kitchen island, dining/social area and all modern appliances. The room is complete with underfloor heating.

The kitchen bi-fold doors lead through to a stunning rear garden that is set on two levels. A well-designed patio area that leads onto steps to a laid lawn area that captures the sun and is perfect for family and social time. An added feature is the fully functional office/studio to the rear of the garden for modern day hybrid/remote working.

The first floor comprises of two double bedrooms and a good size third bedroom complete with a modern family bathroom.

Externally the property is approached via a gravel driveway with off road parking for two/three cars.





- Three Bedroom Semi-Detached House
- Planning Permission For Double Storey Front Extension
- Spacious Reception
- High Spec Open Plan Kitchen Dining Area
- Underfloor Heating in Kitchen
- Bi-Fold Patio Doors
- Downstairs W/C
- Rear Lawn and Patio Garden
- Separate Office/Studio
- Driveway

#### GENERAL:

Tenure: Freehold

EPC Rating: C

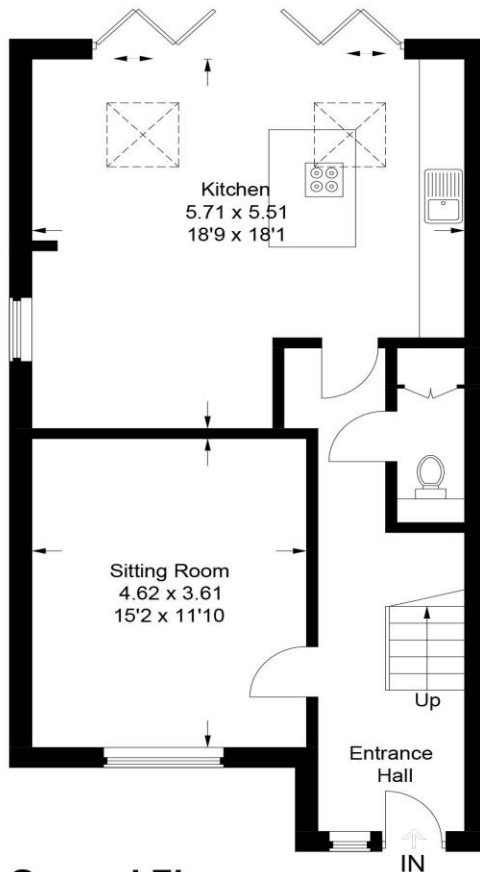
Council Tax Band: E

Local Authority: St Albans

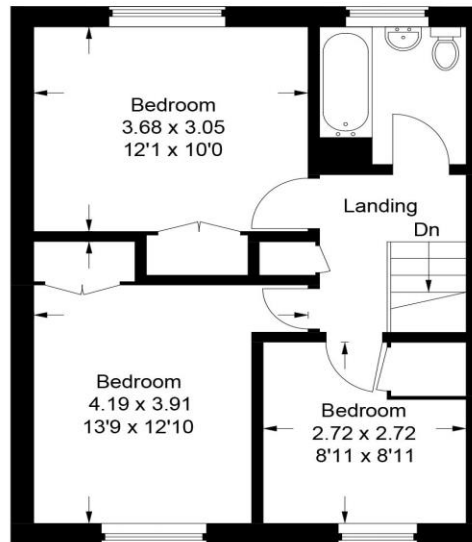
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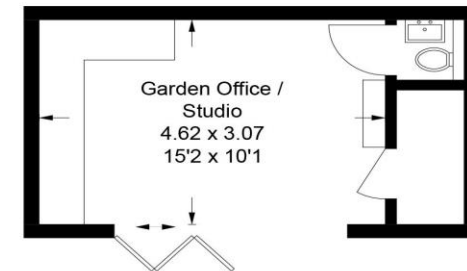
Approximate Gross Internal Area  
 Ground Floor = 62.1 sq m / 668 sq ft  
 First Floor = 42.5 sq m / 457 sq ft  
 Garden Office / Studio = 17.2 sq m / 185 sq ft  
 Total = 121.8 sq m / 1,311 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. F653

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