



Verbridge Harpenden Lane, Redbourn, AL3 7PD

Guide price £1,100,000 Freehold



## Verbridge Harpenden Lane

Redbourn, AL3 7PD

Verbridge offers a wonderful opportunity to purchase a stylishly presented detached bungalow, featuring a fabulous triple-aspect kitchen/dining/lounge, three double bedrooms, a snug, two bathrooms, and a superb garage complex divided into individual areas. The property further benefits from a directly south-facing landscaped rear garden and is chain free.

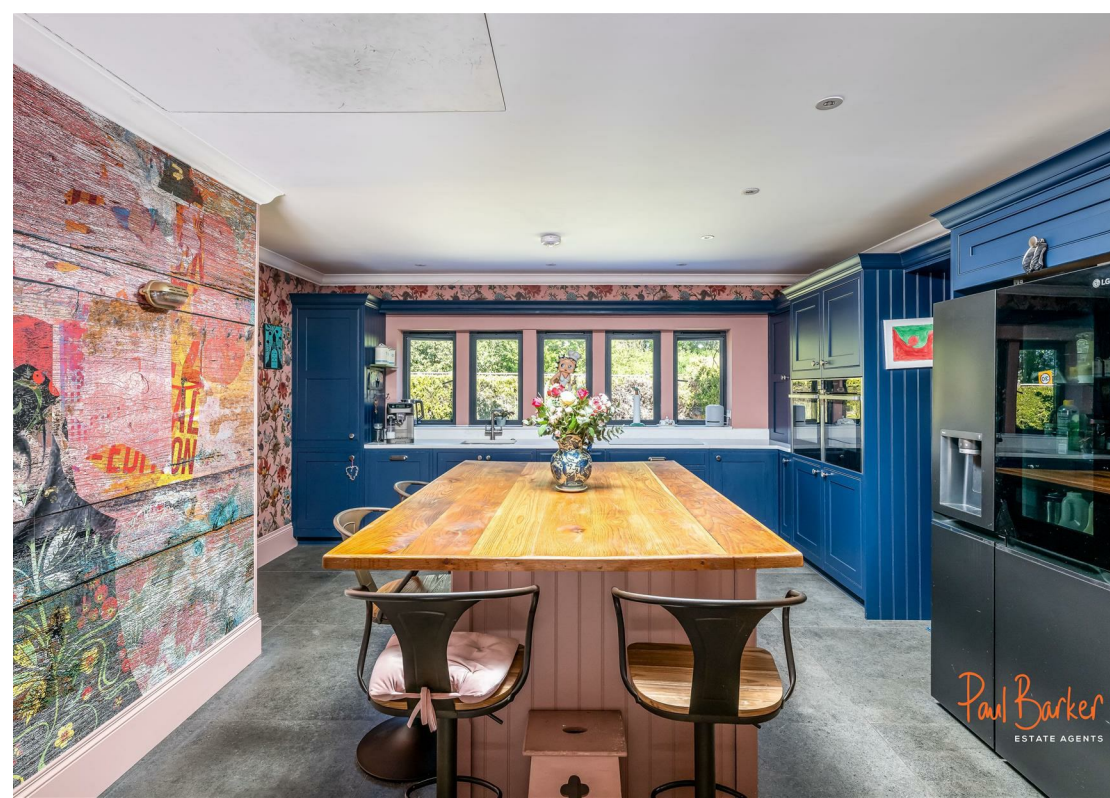
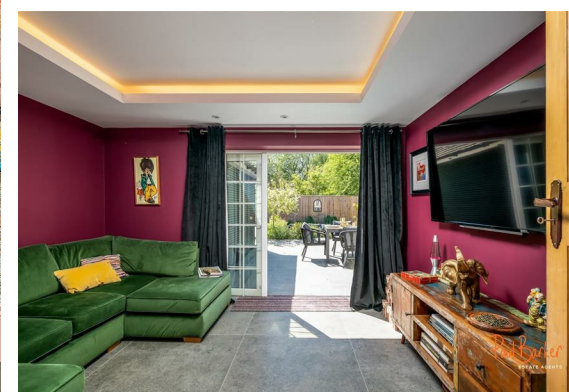
The accommodation begins via a part-glazed front door into a welcoming hall, opening into the impressive kitchen/dining/lounge. This superb space features a stylish fitted kitchen with a range of wall and base units, integrated and freestanding appliances, and a fabulous central island/breakfast bar with solid wooden worktops. Tiled flooring runs throughout and leads to bi-folding doors opening onto the rear garden, complemented by attractive wood-panelled walls. The cosy snug also enjoys double doors leading out to the garden.

The principal bedroom overlooks the rear garden, with fitted wardrobes and an en-suite shower room. There are two further double bedrooms, both with fitted storage, together with a sumptuous four-piece bathroom suite featuring a wet-room-style shower, stylish oval bath, W.C. and basin. There is also a separate cloakroom WC.

A door from the kitchen leads to a utility area and multi-use lean-to with rooflight window and double doors to the garden. Beyond this is the former garage complex, comprising several areas, two of which remain usable as garages, whilst the remaining spaces have been adapted for the owner's purposes and do not have current building regulation approval.

Outside, the frontage is centred around a lawn with side vehicle access and parking for numerous vehicles. The private rear garden features a paved patio ideal for entertaining, leading to a sunken garden with attractive planting and split-level seating, all enjoying a southerly aspect.

Pursuant to the 1979 Estate Agency Act we are duty bound to advise you that this property is owned by an Employee.





## ACCOMMODATION

Entrance Hall

**Kitchen/Diner/Family Room**  
20'5 x 15'10 (6.22m x 4.83m)

**Utility**  
9'7 x 8'9 (2.92m x 2.67m)

**Enclosed Passageway**  
19'7 x 6'10 (5.97m x 2.08m)

**Lounge**  
15'10 x 14'5 (4.83m x 4.39m)

**Snug**  
12'8 x 10'7 (3.86m x 3.23m)

**Bedroom**  
14'10 x 12'4 (4.52m x 3.76m)

**En-Suite**

**Bedroom 2**  
15'8 x 11'8 (4.78m x 3.56m)

**Bedroom 3**  
13'5 x 12'2 (4.09m x 3.71m)

**Bathroom**  
12'6 x 12'5 (3.81m x 3.78m)

**W.C.**

**Store 1**  
15'3 x 13'7 (4.65m x 4.14m)

**Store 2**  
10'3 x 9'3 (3.12m x 2.82m)

**Store 3**

**Utility Area**

**OUTSIDE**

**Frontage**

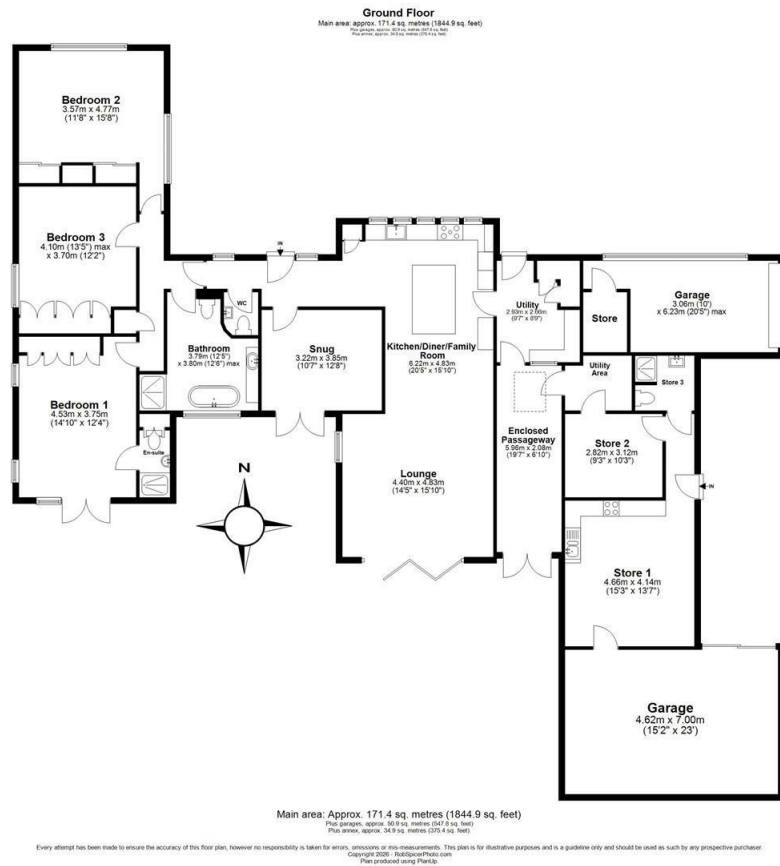
**Rear Garden**

**Garage**  
23'0 x 15'2 (7.01m x 4.62m)

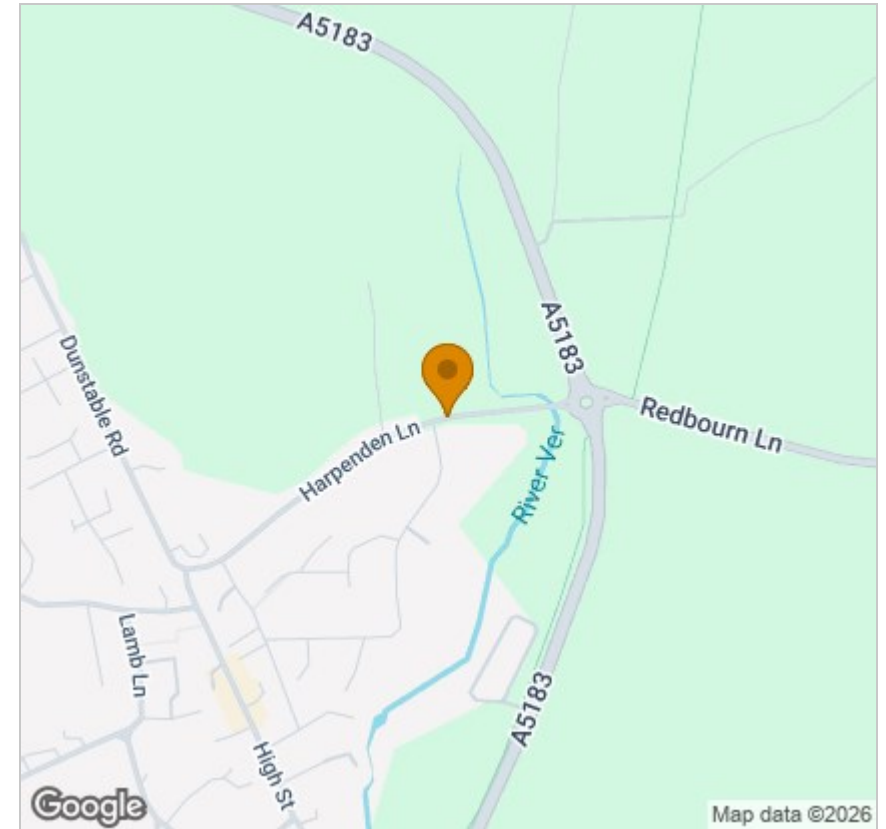
**Garage**  
20'5 x 10'0 (6.22m x 3.05m)

**Store**

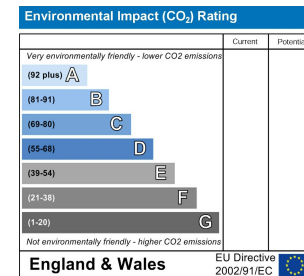
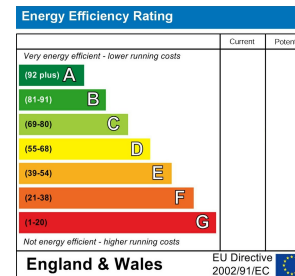
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Longmire House 36-38 London Road, St Albans, AL1 1NG  
01727 223344 | Email: office@paul-barker.co.uk | www.paul-barker.co.uk

**Paul Barker**  
ESTATE AGENTS