



14 Holts Meadow, St. Albans, AL3 7BW

Guide price £625,000 Freehold



Paul Barker
ESTATE AGENTS

14 Holts Meadow

St. Albans, AL3 7BW

Set within a quiet and sought-after close in the picturesque village of Redbourn, this attractive 1970s-style three-bedroom detached house offers excellent potential to extend (subject to planning) and is offered with no onward chain. The property presents a fantastic opportunity for families or downsizers looking to create their ideal home in a welcoming village community.

Upon entering, a part-glazed front door opens into a spacious and inviting entrance hall with stairs to the first floor, a convenient cloakroom/WC, and doors leading to the main reception areas. The generous dual-aspect lounge/dining room is flooded with natural light, featuring a box bay window to the front and sliding patio doors to the rear garden, making it ideal for everyday living and entertaining.

The modern fitted kitchen overlooks the rear garden and includes a courtesy door to the side. It is fitted with a range of white gloss wall and base units, complemented by part-integrated appliances. The original garage has been partially converted to provide a practical utility area with further fitted units, a sink, gas boiler, and access to a handy storage area at the front.

A staircase leads to the first-floor landing, which has a window to the side and access to three well-proportioned bedrooms. The two generous double bedrooms both benefit from fitted wardrobes, while the third single bedroom, also with a fitted wardrobe, makes a perfect child's room or home office. The contemporary bathroom features a walk-in wet room-style shower, wall-mounted shower unit, vanity basin with storage, and a WC.

Externally, the home boasts a block-paved driveway offering off-street parking for two vehicles. A side gate leads to the private rear garden, which includes a paved patio, a useful wood storage shed, and a well-maintained lawn bordered by mature shrubs and plants.

Located close to several schools, the green open space of the common and the picturesque thriving shops on the High Street.





ACCOMMODATION

Entrance Hall

Lounge/dining Room

24'3 x 11'2 (7.39m x 3.40m)

Kitchen

10'7 x 7'9 (3.23m x 2.36m)

Cloakroom

Utility

Storage cupboard

FIRST FLOOR

Bedroom 1

11'2 x 11'2 (3.40m x 3.40m)

Bedroom 2

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

Bedroom 3

9'9 x 7'1 (2.97m x 2.16m)

Bathroom

OUTSIDE

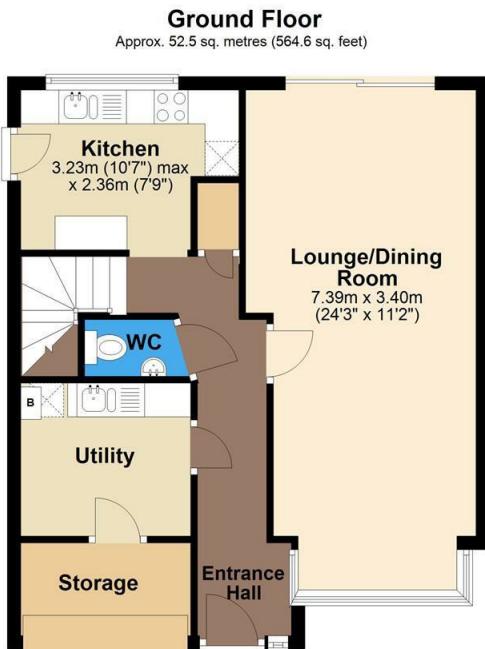
Driveway

Rear garden

45 (13.72m)



Floor Plan



The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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Viewing

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

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Area Map



Energy Efficiency Graph

