



**DRUCE**  
▲ & PARTNERS ▲

11 Aysgarth Road  
St. Albans, Hertfordshire AL3 7PJ  
Guide Price £620,000

A 1920's 3 bedroom detached house with mature well stocked 110 approx south facing rear garden in a small private gravelled cul-de-sac , close open farmland and within easy reach of Redbourn High Street and Common. The property has enormous potential for extension (subject to planning).

Redbourn is a picturesque Hertfordshire Village with historic High Street including variety of shops, post office, pubs and restaurants. St.Albans and Harpenden are within 4 miles with main line stations to St. Pancras International. M1/M25 links are within easy reach.



## GROUND FLOOR

### Entrance Hall

Panelled staircase to first floor with understairs storage cupboard. Radiator. Electric radiator.

### Lounge

20'4 x 12' (6.20m x 3.66m)

Dual aspect. Wide bay to front and french doors to rear garden. Fireplace with wood surround, tiled hearth and gas fire. 2 radiators.

### Breakfast / Kitchen

12'0 x 9'10 (3.66m x 3.00m)

Sink with mixer tap. Range of fitted cupboards , drawers and wall cabinets. Integrated electric oven, gas hob with extractor over. Plumbing and recess for dishwasher and washing machine , space for fridge freezer. Gas boiler. Electric radiator. Leaded light windows over looking door to garden.

## FIRST FLOOR

### Landing

Loft access.

### Bedroom 1

12' x 10'2 (3.66m x 3.10m)

Leaded windows to front. Radiator.

### Bedroom 2

12' x 8'10 (3.66m x 2.69m)

Leaded windows overlooking garden. Radiator.

### Bedroom 3

12' x 8'9 (3.66m x 2.67m)

Leaded windows over looking garden. Radiator.

### Bathroom

Panelled bath. Pedestal wash and hand basin. Low level W.C. radiator. Towel rail . Extractor. 3 Wall mirrors. Opaque leaded windows to front.

## OUTSIDE

### Front Garden

Flower and shrub boarders. Side gate and passage to

### Rear Garden

112 (34.14m)

Approx. 110ft approx south facing rear garden. Well stocked with an abundance of flowering shrubs, hedges and mature trees. Lawn and kitchen garden area.

## ALL MAINS SERVICES

### EPC

Band : E

### Council Tax

Band: E

Currently P.A : £2,437

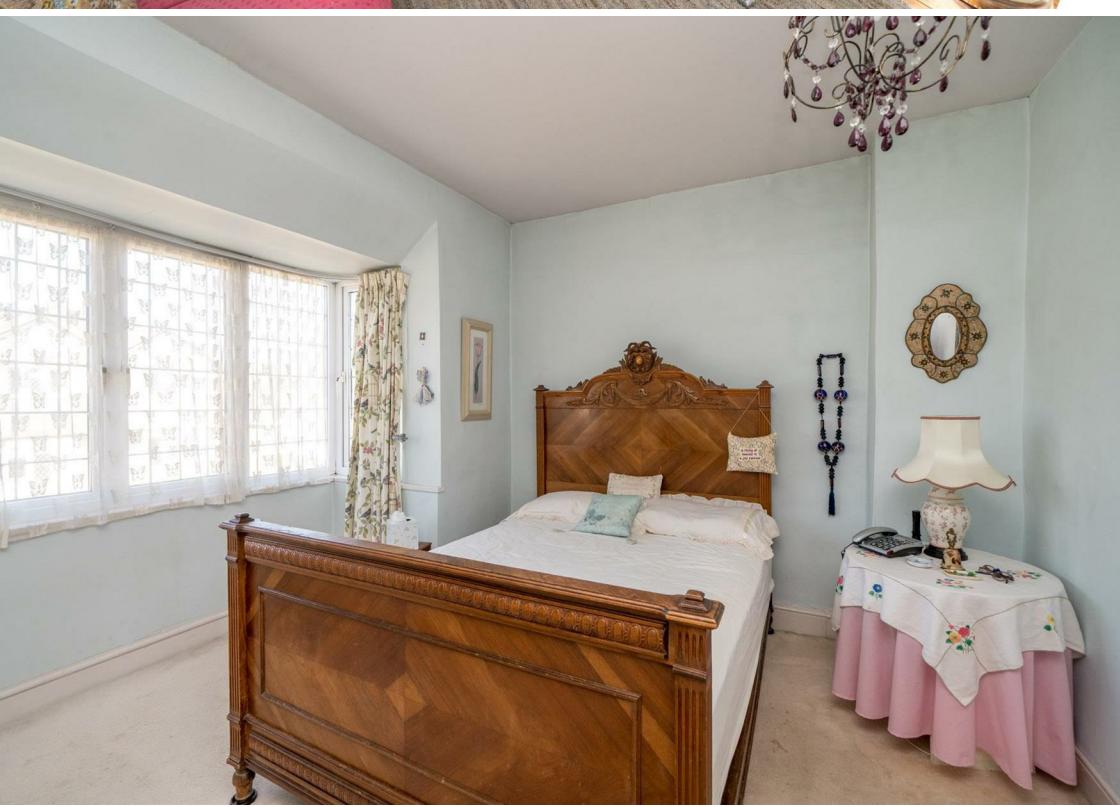
### Agents Note

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### Viewing

Through Druce & Partners, telephone: 01727 855232

[sales@druce-partners.co.uk](mailto:sales@druce-partners.co.uk)



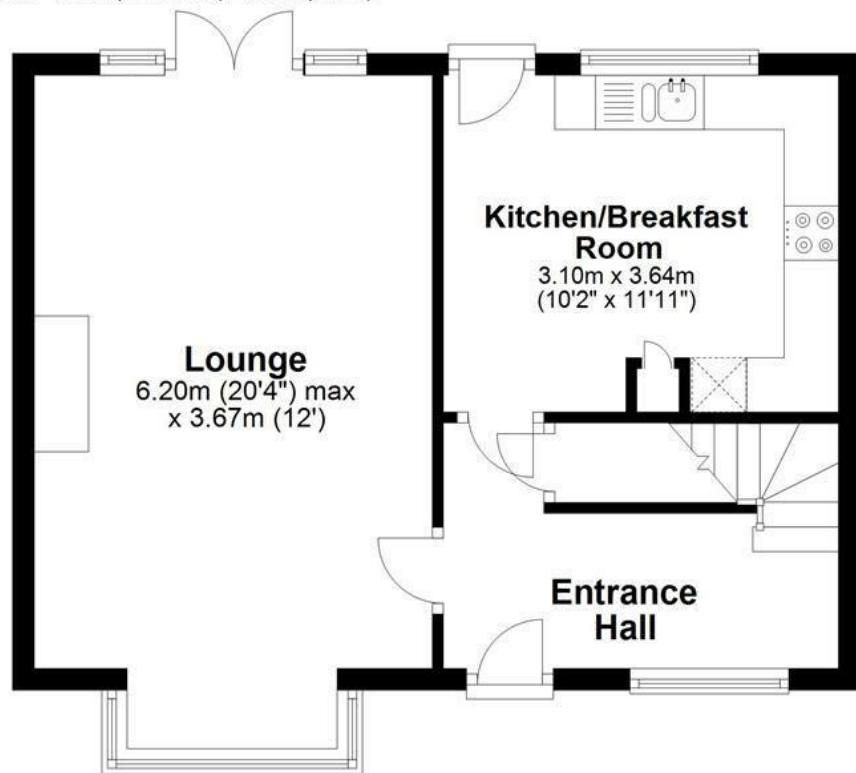






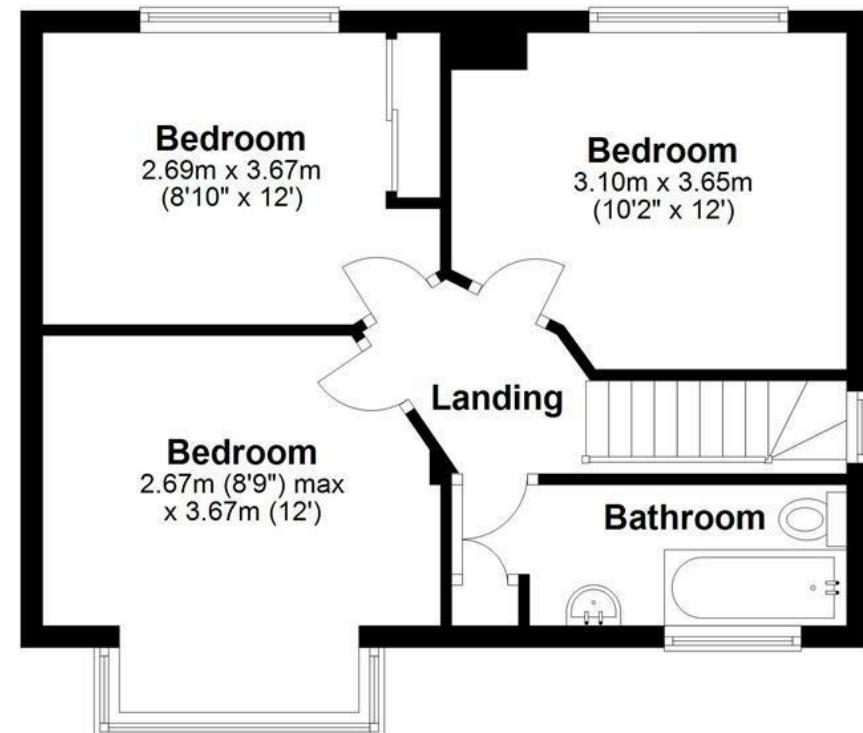
## Ground Floor

Approx. 41.2 sq. metres (443.3 sq. feet)



## First Floor

Approx. 41.3 sq. metres (445.1 sq. feet)



Total area: approx. 82.5 sq. metres (888.4 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.