



Redbourn Road
St Albans

HERTS
HOMES

Redbourn Road Guide rent £3750 pcm

A beautifully presented Grade II listed DETACHED CHARACTER HOME in this idyllic semi rural riverside location, just a short drive to ST ALBANS town centre with all its amenities.

The property has had a stunning refurbishment and now offers every modern convenience with a wealth of character features, set in a large mature SOUTH FACING GARDEN - it really is a 'MUST SEE PROPERTY.'

The accommodation comprises:
Entrance Hallway, double aspect open plan living/ dining area, stunning kitchen with quality appliances, THREE DOUBLE BEDROOMS ALL WITH EN-SUITES (master bedroom with fabulous timbered vaulted ceiling), parking area to front, private south facing garden to rear. Available now furnished/unfurnished -CALL NOW TO ARRANGE A VIEWING.





COUNCIL TAX – INCLUDED

AVAILABLE NOW FURNISHED (will consider unfurnished)



VIEWING STRICTLY BY APPOINTMENT THROUGH
HERTS HOMES

The Old Granary



13022204_1524 Energy performance certificate (EPC) - Find an energy certifier - GO.UK

Energy performance certificate (EPC)		
The Old Granary Bedroom 1 19'7" x 14'0" 5.98 x 4.26	Energy rating F	Valid until 30 October 2022
		Certificate number 1132-4323-3100-0643-8202
Property type Detached house	Total floor area 143 square metres	

Rules on letting this property

1 You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards>) [before you let](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards).

Energy rating and score

The graph shows this property's current and potential energy rating.

This property's energy rating is F. It has the potential to be C.

[See how to improve this property's energy efficiency](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards)

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

St Albans

Arquen House, 4-6 Spicer Street,
St Albans, Hertfordshire, AL3 4PQ
T: 01727 809510
E: sales@herts-homes.co.uk

Welwyn Garden City

Arquen House, 4-6 Spicer Street,
St Albans, Hertfordshire, AL3 4PQ
T: 01707 817540
E: sales@herts-homes.co.uk

www.herts-homes.co.uk

**HERTS
HOMES**