

Bettespol Meadows,
Redbourn, Hertfordshire



Strutt
& Parker

Land and property. Since 1885.

A beautifully appointed four-bedroom family home, with enclosed gardens, in a popular and convenient village setting.

Property description

Situated on a quiet cul-de-sac, this attractive 1930s home offers an excellent opportunity to acquire a newly refurbished family home in the popular village of Redbourn. The house has undergone comprehensive modernisation, carefully balanced with its charming mid-century character, resulting in stylish, well-appointed interiors and highly versatile accommodation. Recent improvements include full redecoration, bespoke fitted wardrobes, new bathrooms, complete replumbing with a new boiler, and full rewiring with Cat 6a cabling to provide high-speed ethernet access to every room, including the detached garden room. Externally, the property has been enhanced with re-rendering to the side and new windows to create a turnkey home ready for immediate occupation.

The accommodation is arranged over three floors and offers a traditional layout. The property is entered via a porch with a cloakroom, leading into a welcoming entrance hall with stairs to the first floor. To the front, the sitting room features a south-westerly facing bay window and an attractive fireplace with a gas fire, creating a warm and inviting space. To the rear, the kitchen/breakfast room and adjoining dining area form the heart of the home, ideal for both everyday living and entertaining. The kitchen is fitted with traditional-style cabinetry that enhances the sense of space and light. It includes integrated Neff double ovens and an Insinkerator hot water tap for added convenience. A central island provides space for casual dining, while the adjacent dining area accommodates more formal gatherings. The space is flooded with natural light from Velux windows above and French doors opening onto the garden create a seamless indoor-outdoor connection. A separate utility room offers additional storage and space for laundry facilities.



On the first floor, there are three bedrooms including two generous doubles, all benefitting from newly fitted wardrobes. They are served by a stylishly renovated family bathroom with a rainfall shower. The principal bedroom enjoys a dual aspect and features fitted wardrobes and useful eaves storage, as well as a contemporary en suite shower room, also with a rainfall shower.

The property is approached via a block-paved driveway providing ample parking. The garage is set back to the rear, offering practical storage space. The rear garden is fully enclosed and thoughtfully arranged for modern family life. A paved terrace sits directly off the kitchen, positioned in a sheltered spot beside the garage – ideal for outdoor relaxation and al fresco dining. The main lawn is bordered by well-stocked flower beds, with a variety of perennials providing year-round interest. To the rear, a superb garden studio with added soundproofing offers a versatile space suited to home working, hobbies, or a peaceful retreat. A separate shed provides additional garden storage.

Location

Redbourn is a picturesque and highly sought-after village, located close to Harpenden and offering a highly attractive centre, with plenty of character. The village has plenty of day-to-day amenities, including a post office, a pharmacy and a village shop, plus several pubs and restaurants. The village is home to an infants and junior school, while there are also several other outstanding schools in the surrounding area. Redbourn is very well connected, with easy access to the M1 and rail links to central London available from Harpenden mainline station (19 minutes to London St. Pancras). There are superb leisure facilities in the area, including three golf courses in Harpenden plus a leisure centre and indoor swimming pool in nearby Rothamsted Park.

Postcode region: AL3

General

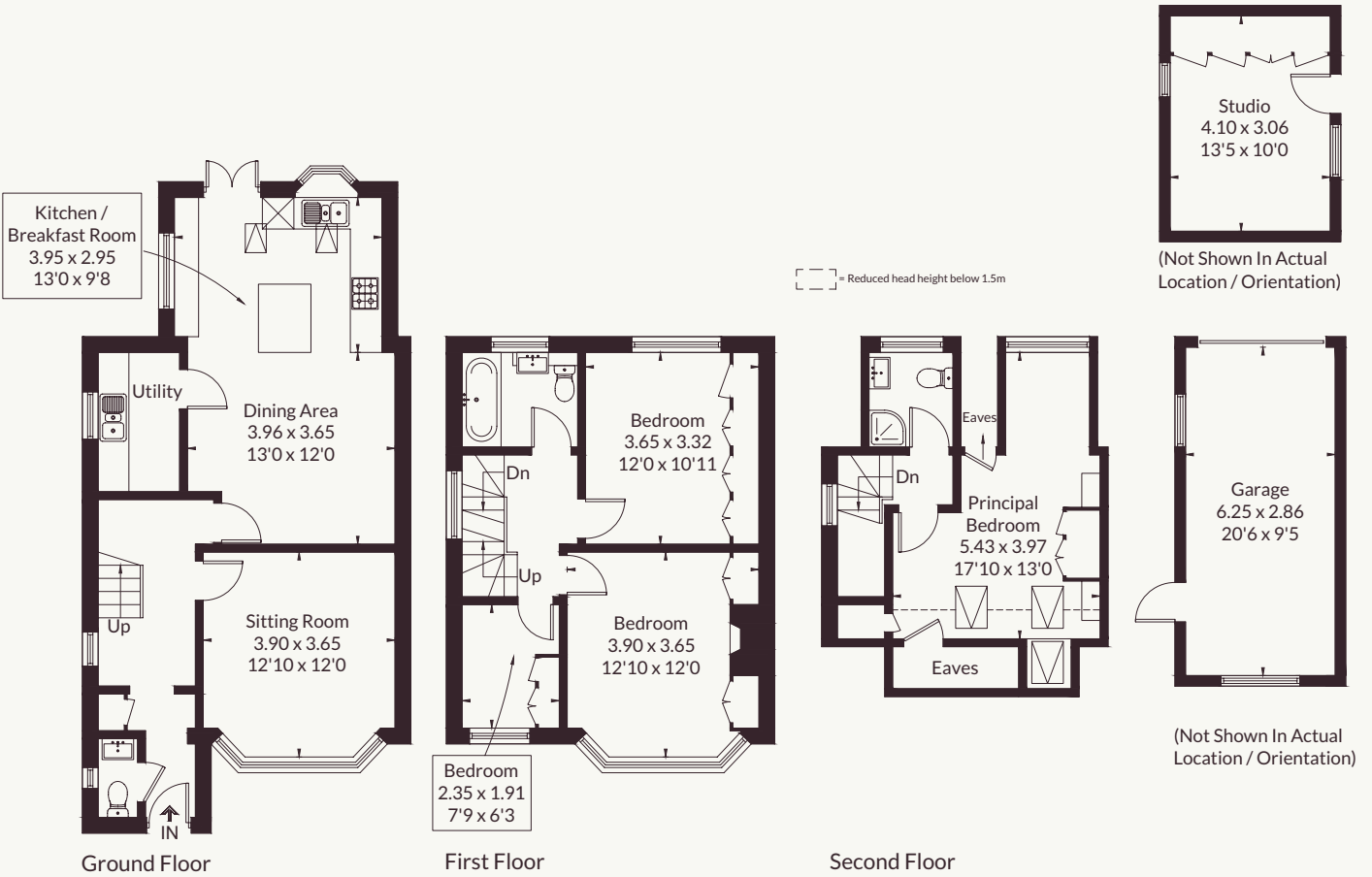
Local Authority: St Albans City and District Council
Services: Mains electricity, drainage and water. Gas-fired central heating.
Council Tax: Band E
EPC Rating: C
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

1,326 sq ft (123.2 sq m)
Four bedrooms
Village location
Enclosed garden
Garage and driveway parking
Freehold | Residential

Guide price £750,000



Approximate Floor Area = 123.2 sq m / 1326 sq ft
 Garage = 17.8 sq m / 191 sq ft
 Outbuilding = 12.5 sq m / 134 sq ft
 Total = 153.5 sq m / 1651 sq ft (Excluding Eaves)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #107157

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