



14 Silk Mill Road,
Redbourn, Hertfordshire

**STRUTT
& PARKER**
BNP PARIBAS GROUP

A beautifully appointed five-bedroom family home with south-facing gardens, in a popular village setting.

A comfortable detached family home with generous, attractive accommodation, set on a peaceful, tucked away residential cul-de-sac in the popular village of Redbourn. The property features beautifully presented, flexible reception rooms and five well-appointed bedrooms, all within easy reach of the village centre, yet just moments from open rolling countryside.



**3 RECEPTION
ROOMS**



5 BEDROOMS



3 BATHROOMS



GARAGE



GARDEN



FREEHOLD



VILLAGE



2145 SQ FT



**GUIDE PRICE
£1,250,000**



The property

14 Silk Mill Road is a well-presented five-bedroom detached home featuring elegant décor and styling throughout. The reception rooms are filled with natural light and open onto the south-facing garden via French doors.

The main reception room is the 23ft sitting room, which runs from the front to the rear of the ground floor, with a window overlooking the front and French doors to the patio area at the rear. The room has wooden flooring and a splendid feature fireplace, making for a lovely space in which to relax as a family. There is also a formal dining room, which could be used as a snug or a study, and at the rear, a semi open-plan kitchen and dining area. The dining area connects to the sitting room via bi-fold doors, and to the gardens via French doors, while the kitchen has fitted units to base and wall level providing a wealth of storage space. The utility room adds further fitted storage and space for home appliances, as well as access to the side.

Upstairs there are five beautifully appointed bedrooms, including the generous principal bedroom at the front, which has dormer windows, built-in wardrobes and an en suite bathroom with a bathtub, a separate shower and a washbasin and vanity unit with storage. Three of the additional four bedrooms have built-in storage, while one has an en suite shower room and the other has Jack and Jill access to the family shower room. The fifth bedroom is ideal for use as a study, a nursery or a dressing room. There is air conditioning in four of the bedrooms.



Outside

At the front of the property there is parking space on a shared block-paved driveway, as well as access to the integrated double garage for further parking or home storage and workshop space. The delightful garden to the rear is south-facing and welcomes plenty of sunlight throughout the day. It includes a patio across the back of the house with a retractable sunshade. Beyond the patio there is an area of lawn with colourful, well-stocked border beds and, at the end of the plot, a gravel seating area and summer house, providing a peaceful vantage point from which to enjoy the garden.

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 Redbourn Leisure Centre with gym facilities and classes, 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.



Distances

- Harpenden 3.4 miles
- St. Albans 4.3 miles
- Welwyn Garden City 10 miles

Nearby Stations

- Harpenden
- St Albans

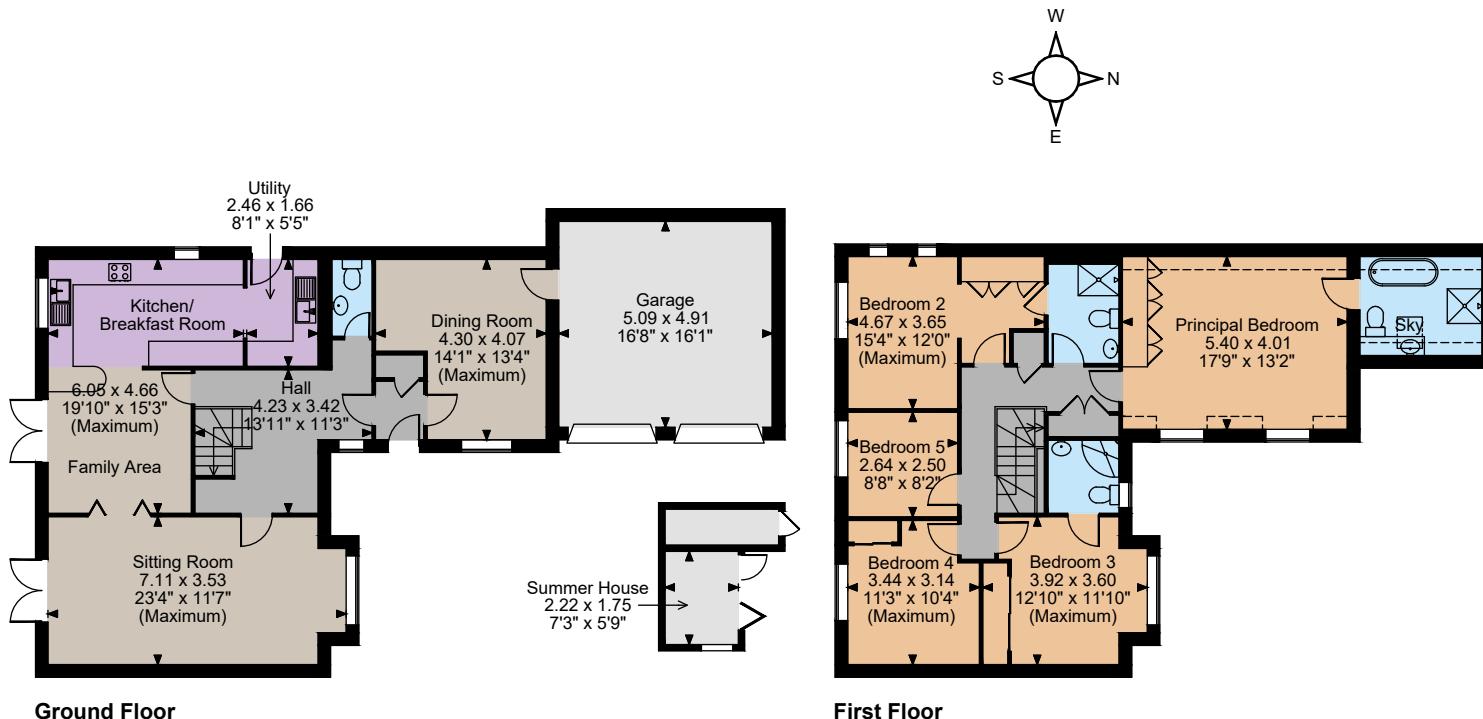
Key Locations

- Redbourn Leisure Centre
- Rothamsted Manor
- Harpenden Common
- Stockwood Discovery Centre
- Wardown House, Museum and Gallery
- St Albans Cathedral
- Verulamium Park
- Verulamium Museum
- Someries Castle
- Hatfield House
- Shaw's Corner (National Trust)

Nearby Schools

- The Grove Infant and Nursery
- St Dominic Catholic Primary
- High Beeches Primary
- Crabtree Infants' and Junior
- St George's and Sir John Lawes Schools
- Sir John Lawes
- Katherine Warrington
- Roundwood Park
- Aldwickbury
- St Hilda's
- The King's
- St Albans High School for Girls
- St Albans





The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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Floorplans

House internal area 1876 Sq Ft/174 Sq M

Garage 269 Sq Ft/25 Sq M

Summer House = 70 Sq Ft/6 Sq M

Total = 2215 Sq Ft/205 Sq M

For identification purposes

Directions

AL3 7GE

what3words: ///twice.economies.deals - brings you to the driveway

General

Local Authority: St Albans District Council

Services: All mains gas, electric, water and drainage supplied.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: G

Tenure: Freehold

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Harpden

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