

BCC



BLACK CAT CLOSE
REDBOURN



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This stunning new development of three homes by HLL is the latest addition to Redbourn, tucked just off the High Street offering village living, with everything on your doorstep.

Each home is designed for modern life, balancing an open plan lounge/diner for entertaining, kitchen and cloakroom, all accessed from a generous and bright hallway.

The kitchen area has been finished with high quality units, Quartz worktop and is supplied with integrated appliances, including a BOSCH oven/combi microwave, dishwasher and washing machine, Lamona tumble dryer and AEG fridge freezer.

As you climb the first set of stairs, you will be greeted by a fantastic sized landing, leading to two double bedrooms, study/office and bathroom.

The bathroom is fully tiled with Porcelanosa wall and floor tiles and Duravit sanitary ware. On the second floor you will find the main bedroom and en suite.

Outside, there is off road parking for two vehicles and a good sized private garden to enjoy those summer evenings with family and friends.

REDBOURN

Redbourn is full of community spirit with independent local shops on your doorstep as well as a convenience store, library, pharmacy and post office. While out running errands, why not stop off for a bite to eat or coffee at one of the many pubs and cafes on the High Street.

The common has been the centre of village life since the beginning of the century when it was used for grazing sheep and goats. However, now it is more commonly used for Cricket matches and by joggers, cyclists, dog walkers and family picnics with a play area for the children. Steeped in sporting history, Redbourn Common is one of the oldest recorded cricketing locations in Hertfordshire with the Cricket Club opening in 1823.

'Fete De Velo', held every year on Redbourn Common, is an all day cycling event which caters for all ages and abilities. With food stalls and live

entertainment, the event isn't just aimed at cyclists, but brings the whole community together. On the outskirts of the village, you will find the Redbourn Golf Club offering a 9 & 18 hole golf course and driving range ideal for all abilities and ages.

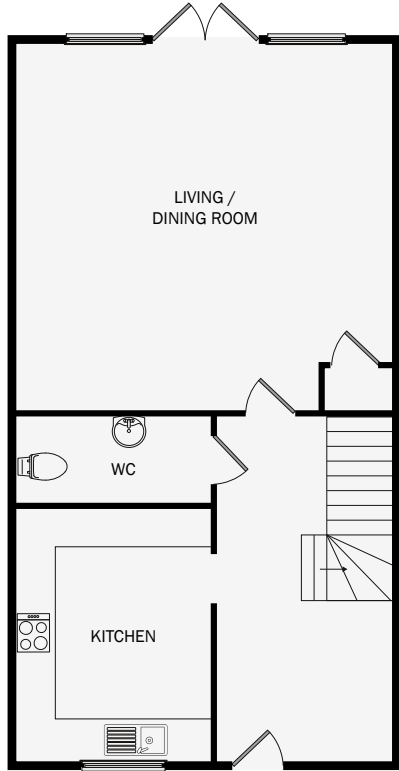
If walking is your thing, there are various walking routes surrounding Redbourn including the Nickey Line footpath and cycleway which connects Harpenden to Hemel Hempstead and offers a 7 mile uninterrupted track.

Redbourn is just four miles away from the bustling city of St Albans with an array of boutique and High Street shops to visit and enjoy with family and friends. If it is the hustle and bustle of London you are after, Harpenden train station, which is just three miles away offering a regular service into central London within 25 minutes.

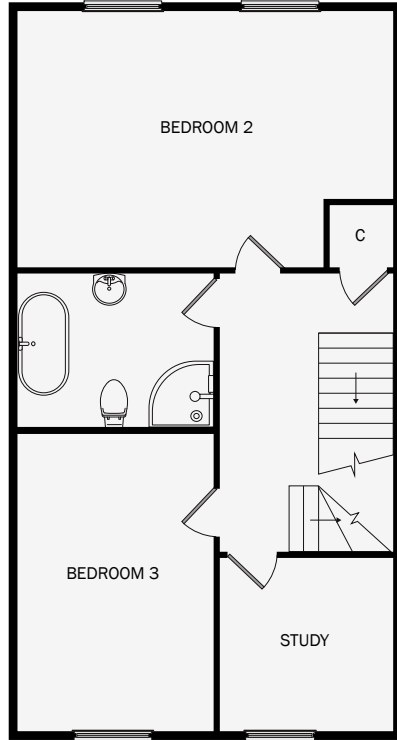




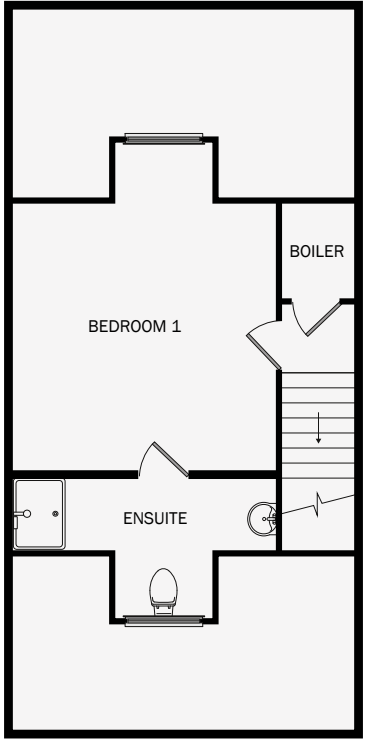
FLOORPLAN



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

3 BEDROOM HOUSE

Kitchen	8.3ft x 11.9ft / 2.5m x 3.6m
Living/dining room	17.1ft x 15.5ft / 5.2m x 4.7m
Study	6.9ft x 7.3ft / 2.1m x 2.2m
Master bedroom	14.1ft x 11.9ft / 4.3m x 3.6m
Bedroom 2	15.5ft x 9ft / 4.7m x 2.7m
Bedroom 3	8.3ft x 13.5ft / 2.5m x 4m
Total	1,345sqft / 125sqm

Plot 1 is handed to floorplan above. All floor area measurements are maximum and are shown in metric and imperial. They are for guide purposes only and should not be used for total accuracy, or for fitting carpeting/floor covering purposes. Purchasers or their representatives should contact the selling agent for full details. Kitchen plans are indicative only and are not intended to show the quantity or positions of appliances, base and wall units or worktops. Please ask selling agent for detailed kitchen plans.

SPECIFICATION

KITCHEN/UTILITY

- Howdens Chelford range kitchen units
- Howdens white marble effect quartz worktops and upstand and behind hob
- Franke Kubus stainless steel kitchen sink
- Hansgrohe talis C-spout single lever kitchen mixer
- Bosch induction hob
- Lamona canopy extractor
- Bosch oven and combi microwave
- AEG integrated 70/30 frost free fridge freezer
- Bosch integrated dishwasher
- Washing machine

BATHROOMS/EN-SUITE

- Separate bath and shower to the bathroom
- Chrome heated towel rail
- Porcelanosa Rivoli - marbled white - all floors and walls (floor to ceiling)
- Mirror above vanity unit

FLOOR FINISHES

- Oiled oak brushed herringbone floor to the hall, lounge and kitchen
- Hassle free finesse carpet - soft grey to stairs, landing, study and bedrooms

INTERNAL

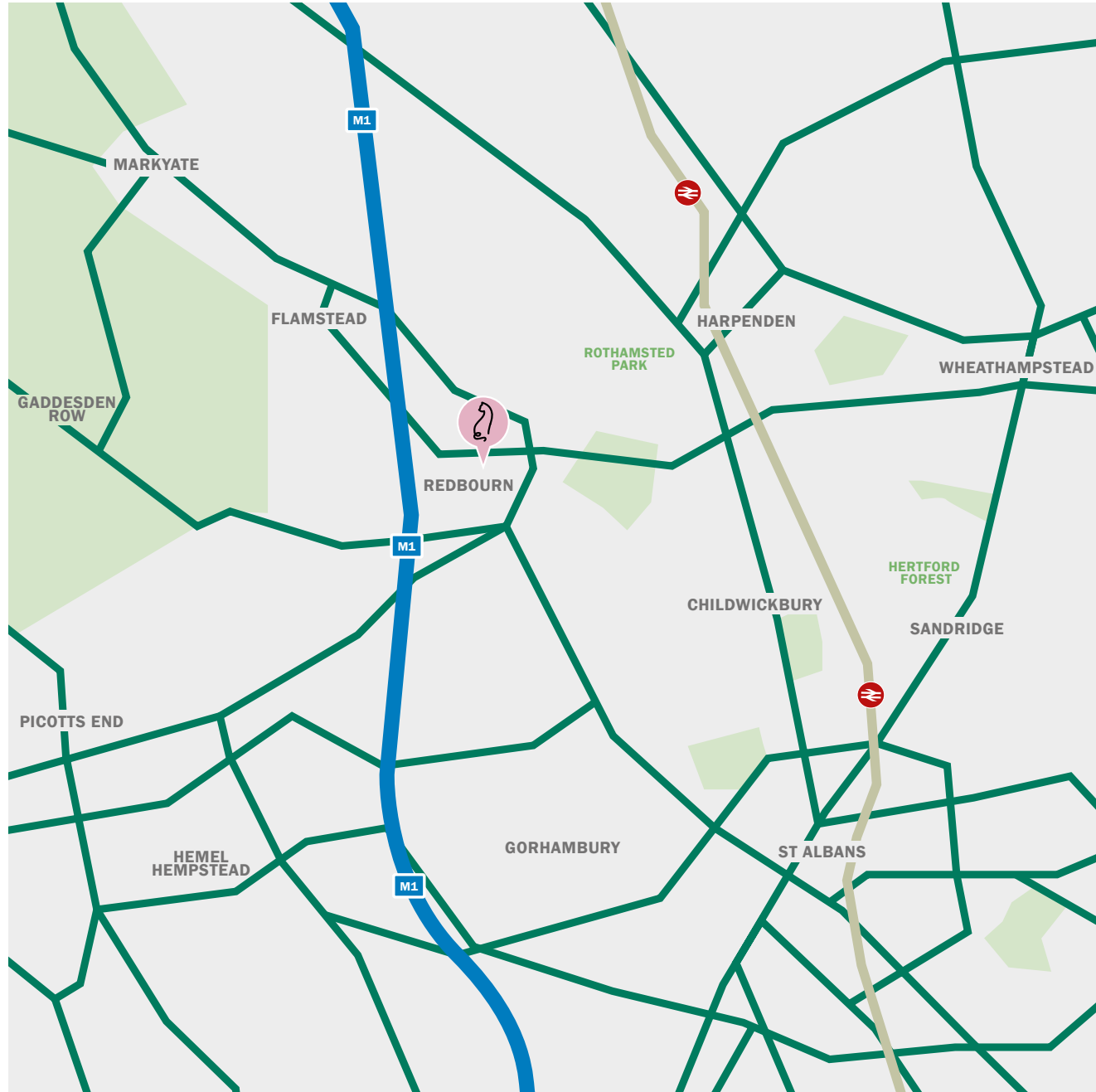
- Dordogne oak internal doors
- Dulux Brilliant White to the kitchen, bathrooms and ceilings
- Dulux Bleached Lichen 2 to all other walls
- Underfloor heating to downstairs
- White radiators to the upper floors

EXTERNAL

- Water tap to rear
- External power socket to garden
- Rolec home smart electric vehicle charging point



LOCATION



SAT NAV REF: AL3 7BS / WHAT 3 WORD REF: amuse.rests.ideas



TRAIN

Harpenden Station	2.5 miles
<i>(St Pancras, London Bridge, Blackfriars)</i>	
St. Albans Abbey Station	4.6 miles
<i>(Bricket Wood, Watford North, Watford Junction)</i>	
St. Albans Station	4.6 miles
<i>(St Pancras, London Bridge, Blackfriars)</i>	

ROADS

M1 J9	2.6 miles
M25 J21a	10 miles

AIRPORTS

Luton Airport	7.6 miles
Heathrow Airport	32 miles

NEAREST SCHOOLS

Redbourn Primary School	0.1 miles
St Luke's School	0.4 miles
Flamstead Village School	1.8 miles



ABOUT HLL

HLL works closely with experienced architects to design stylish and contemporary homes finished to a high quality ready for modern life exclusively in Hertfordshire.



For further details please contact sole selling agent

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