



Grove Road, Harpenden, AL5 1ER

Guide price £485,000



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A rarely available two bedroom semi detached bungalow in this popular setting close to excellent schooling, local shops and children's play area. The property offers excellent scope for extension subject to the usual consents and there is an added advantage of a driveway to the rear of the property accessed via Hawthorn Close.

The accommodation comprises; entrance hall, living room, kitchen, two bedrooms and shower room, conservatory and garden workshop.

Externally there is a delightful south westerly low maintenance rear garden and driveway accessed from the rear.



ACCOMMODATION

Entrance hall

Coved ceiling. Radiator. Telephone point. Built in cloak cupboard. Built in airing cupboard. Access to loft space. Doors off.

Living Room 13'10 x 13'2 (4.22m x 4.01m)

Fireplace with electric fire. Coved ceiling. Radiator. Television point. Windows to side and rear. Door leading onto rear garden.

Dining Room / Bedroom Two 10'8 x 10'0 (3.25m x 3.05m)

Coved ceiling. Radiator. Dado rail. Window to front.

Kitchen 10'4 x 8'4 (3.15m x 2.54m)

Range of floor and wall mounted units. Work surface. Sink unit with drainer. Space and services for cooker, washing machine and fridge. Tiling. Coved ceiling. Radiator. Window and door to side.

Bedroom One 14'4 x 10'0 (4.37m x 3.05m)

Fitted wardrobes and matching units. Radiator. Coved ceiling. Window to rear.

Shower Room

White suite comprising shower cubicle, pedestal wash hand basin and close coupled W.C. Coved ceiling. Radiator. Frosted window to side.

Conservatory 9'10 x 8'4 (3.00m x 2.54m)

Lean to providing some dining space off the kitchen. Door to:



Workshop

Small workshop area with power. Door leading to garden.

EXTERIOR

Front Garden

Flower and shrub beds. Steps up to front door.

Rear Garden

Delightful south westerly aspect enjoyed by this private and secluded garden. Laid to lawn with flower and shrub beds and patio area. Panelled fencing. Outside water tap.

Parking

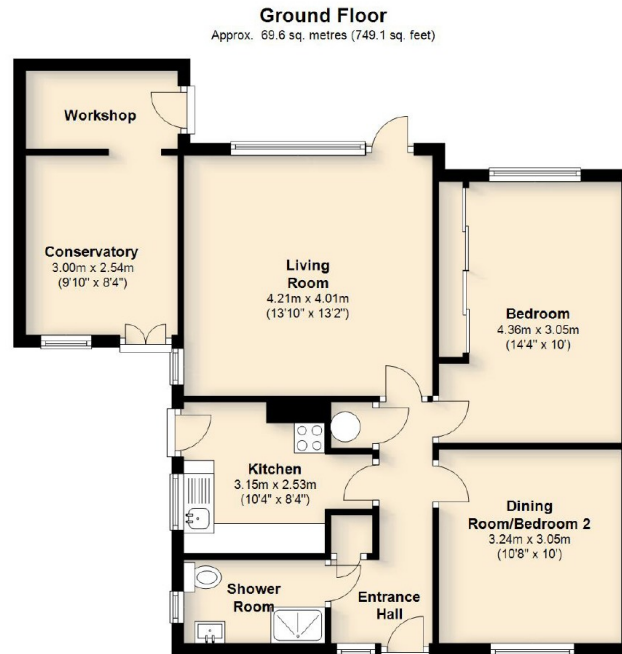
Access via Hawthorn Close. Gates to rear of the property leading to driveway.

Viewing Information

BY APPOINTMENT ONLY THROUGH PUTTERILLS, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

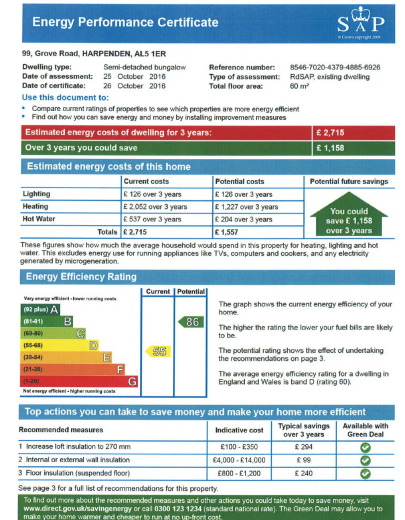
Environmental Impact Rating

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.



Total area: approx. 69.6 sq. metres (749.1 sq. feet)

Not to Scale. For identification purposes only.
Plan produced using PlanUp.



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