



Riverbanks Close, Harpenden, AL5 5EJ

Price £445,000





## Riverbanks Close, Harpenden, AL5 5EJ

A greatly enhanced and well presented two bed bedroom detached home set in a peaceful location backing on to the banks of the River Lea. The property benefits from a delightful south westerly garden and offers excellent extension potential subject to planning permission.

the accommodation comprises; entrance hall, cloakroom, refitted kitchen and spacious living room. The first floor has two bedrooms and a stunning bathroom. Externally there is a two car driveway, a private and secluded south westerly rear garden with gated access to the banks of the River Lea.

### ACCOMMODATION

#### Entrance Hall

Coved ceiling, radiator, telephone point, staircase off, built in understairs cupboard.

#### Cloakroom

White/chrome suite comprising wash hand basin and closed coupled WC, tiled splash back, radiator, tiled floor, frosted window to front.

#### Living Room 13'8 x 9'10 (4.17m x 3.00m)

An extremely light and spacious dual aspect room with lounge and dining areas. Coved ceiling, radiator, television point, window to front, patio doors to rear.

#### Kitchen 13'8 x 6'10 (4.17m x 2.08m)

Stunning refitted range of floor and wall mounted units, composite stone work surfaces with inset sink unit, built in oven and hob, space and services for washing machine and fridge freezer, tiling, radiator, tiled floor, wall



mounted combination gas boiler for central heating and hot water, windows to side and rear, door to rear garden.

## First Floor

### Landing

Access to loft space. Panelled doors off.

### Bedroom One 13'8 x 9'10 (4.17m x 3.00m)

Delightful dual aspect main bedroom, built in wardrobes, radiator, window to front and rear, delightful view across to the River Lea to the rear.

### Bedroom Two 11'7 x 7'10 (3.53m x 2.39m)

Radiator, built in wardrobe, built in airing cupboard with shelving, windows to front and side, view across the River Lea to the side.

### Bathroom

Attractive refitted white/chrome suite comprising shower bath with overhead shower unit, vanity wash hand basin and concealed flush WC, tiling, chrome towel radiator, tiled floor, frosted window to front.

## Exterior

### Front Garden

Driveway for two cars.

### Parking

There are three visitor parking spaces near to the property.

### Rear Garden

Delightful south westerly aspect enjoyed by this private and secluded rear garden, lawn with flower/shrub beds and patio area, shed, summer house, panelled fencing, gated side access, gated rear access leading onto the banks of the River Lea.

### 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.

### Viewing Information

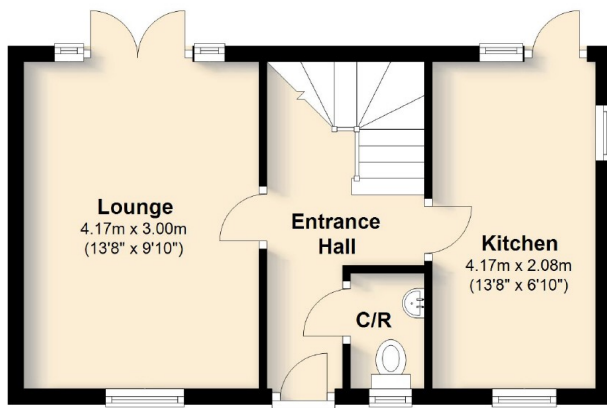
BY APPOINTMENT ONLY THROUGH PUTTERILL'S OF HERTFORDSHIRE, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.





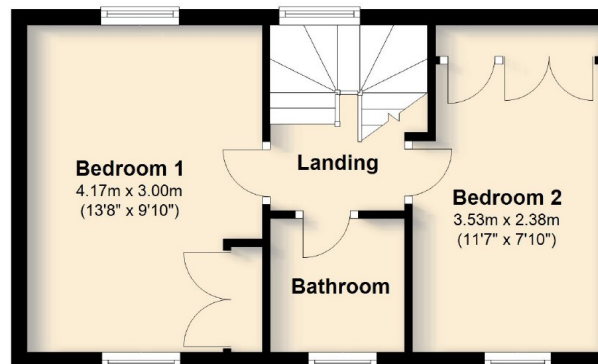
## Ground Floor

Approx. 30.3 sq. metres (326.5 sq. feet)



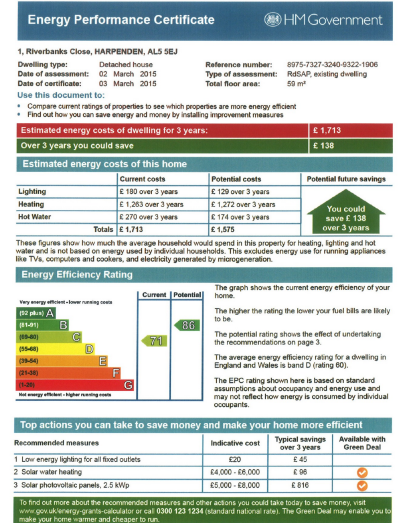
## First Floor

Approx. 30.3 sq. metres (326.3 sq. feet)



Total area: approx. 60.6 sq. metres (652.8 sq. feet)

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



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