



Riverbanks Close, Harpenden, AL5 5EJ

Price £400,000



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A brilliantly enhanced and well presented two bedroom terraced home set in a peaceful location backing onto the banks of the River Lea.

The accommodation comprises; entrance hall, cloakroom, kitchen and a spacious lounge / diner on the ground floor. The first floor has two bedrooms and a well presented bathroom.

Externally, there is a driveway for two cars, and a private and secluded southwesterly rear garden with gated access to the banks of the River Lea.

The property is situated within the close proximity of local schooling to include Manland Primary, Sauncey Wood Primary, St George's and Sir John Laws.



ACCOMMODATION

Entrance

Front door leading to :

Entrance Hall

Laminated wood flooring, radiator, door to kitchen, lounge and cloakroom, stairs leading to landing, coving to ceiling, under stairs cupboard.



Cloakroom

Laminated wood flooring, frosted double glazed window to front, consumer unit, radiator, low level flush wc, pedestal wash handbasin with vanity mirror.

Kitchen 11'1 x 6'4 (3.38m x 1.93m)

Tiled flooring, roll top work surfaces with wall and base mounted units, stainless steel sink, double glazed window to front, splash back tiling, space for washing machine, gas hob with extractor fan, gas oven, combination boiler, radiator.

Lounge 13'8 max x 13'3 (4.17m max x 4.04m)

Double glazed window to rear, door leading to garden, radiator, storage cupboard, coving to ceiling.



FIRST FLOOR

Landing

Bedroom One 13'2 x 11'10 (4.01m x 3.61m)

Double glazed window to rear, built in wardrobes, radiator.

Bedroom Two 10'6 x 8'9 (3.20m x 2.67m)

Double glazed window to front, built in wardrobes, radiator.

Bathroom

Vinyl flooring, splash back tiling throughout, spotlights, heated towel rail, low level wc, large walk in shower, pedestal hand basin with vanity mirror.

EXTERIOR

Front

Driveway for two cars.

Rear Garden

Small patio with a pergola leading to lawn area surrounded by plants, shrubs and hedges, gate leading to River Lea.

Viewing Information

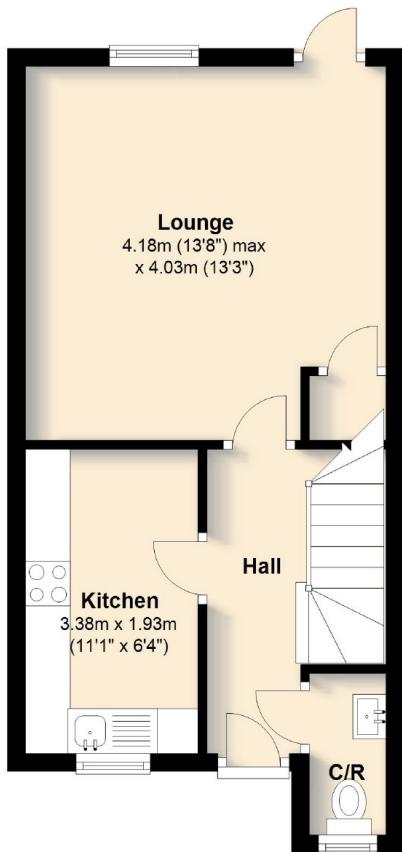
BY APPOINTMENT ONLY THROUGH PUTTERILLS THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

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.

Ground Floor

Approx. 31.7 sq. metres (341.3 sq. feet)



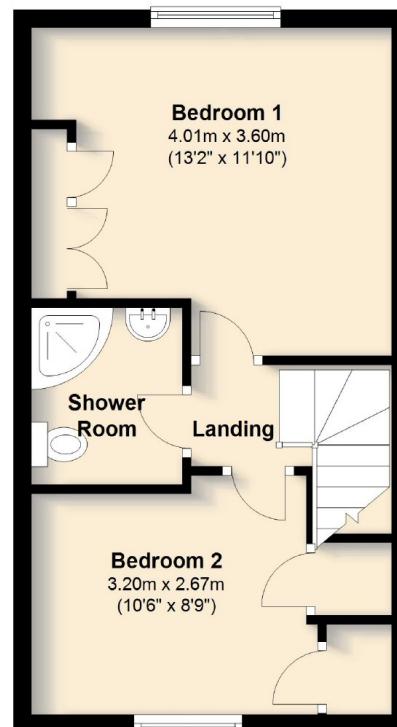
Total area: approx. 62.6 sq. metres (674.0 sq. feet)

Not to Scale. For identification purposes only.

Plan produced using PlanUp.

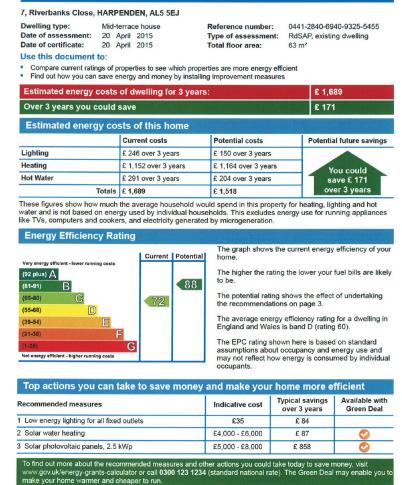
First Floor

Approx. 30.9 sq. metres (332.7 sq. feet)



Energy Performance Certificate

HM Government



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