



Fairfield Close, Harpenden, AL5 5RZ

Price £545,000



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A well extended and beautifully presented three bedroom end terrace home in a popular setting within easy reach of the Station and excellent schooling. The property already offers flexible accommodation but has potential to extend further subject to planning permission and benefits from a delightful secluded rear garden.

The accommodation comprises; entrance porch, refitted cloakroom, 16'3 living room, superb refitted kitchen, 15'0 dining room, three bedrooms and an attractive bathroom.

Externally there is a private and secluded rear garden and garage in a near by block. Fairfield close is a peaceful cul de sac located off Aldwickbury Crescent and is conveniently located to both High Beeches and Crabtree Schools.



ACCOMMODATION

Entrance Porch

Tiled Floor, Built in cupboard.

Cloakroom

Superb refitted white/chrome suite comprising vanity wash hand basin and closed coupled WC, fully tiled floor and walls coved ceiling, frosted window to front.

Living Room 16'3 x 15'5 (4.95m x 4.70m)

Coved ceiling, down lights, radiator, television point, oak flooring, staircase off, window to front., telephone point.

Kitchen 10'5 x 15'5 (3.18m x 4.70m)

Attractive refitted range of floor and wall mounted units, work surface with inset sink unit, space and services for cooker, dishwasher and fridge/freezer, integrated washing machine and tumble dryer, central island, coved ceiling, down lights, tiled floor, window to side, opens through to:

Dining Room 9'1 x 15'1 (2.77m x 4.60m)

Superb light and spacious room, coved ceiling, down lights, tiled floor, radiator, french doors and window to rear, window to side.

Landing

Access to loft space, built in linen cupboard with shelving, panelled doors off.

Bedroom One 15'5 x 9'2 (4.70m x 2.79m)

Built in wardrobe, radiator, oak flooring, coved ceiling, window to front.



Bedroom Two 11'5 x 9'2 (3.48m x 2.79m)

Built in wardrobe, coved ceiling, radiator, oak flooring, window to rear enjoying delightful views across distant countryside.

Bedroom Three 9'3 x 6'0 (2.82m x 1.83m)

Coved ceiling, down lights, radiator, oak flooring.

Bathroom

Stunning white/chrome suite comprising panelled bath with mixer tap and shower attachment, vanity wash hand basin and concealed flush WC, storage units, fully tiled floor and walls, frosted window to rear.

Exterior

Front Garden

Shingled frontage with flowers, path to front door, gated side access to rear.

Rear Garden

Delightful private and secluded rear garden laid to lawn with flower and shrub beds and patio areas, shed, gated access to rear.

Garage

Up and over door in nearby block.

Environmental Impact Rating

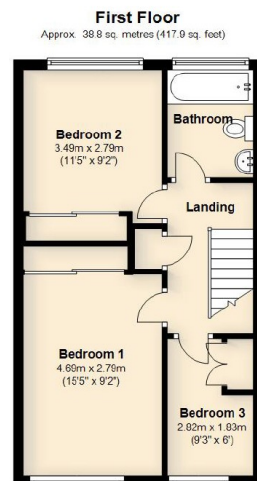
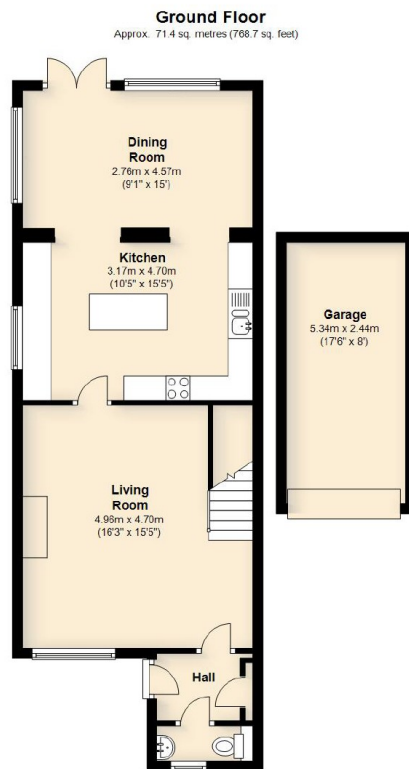
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

Viewing Information

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

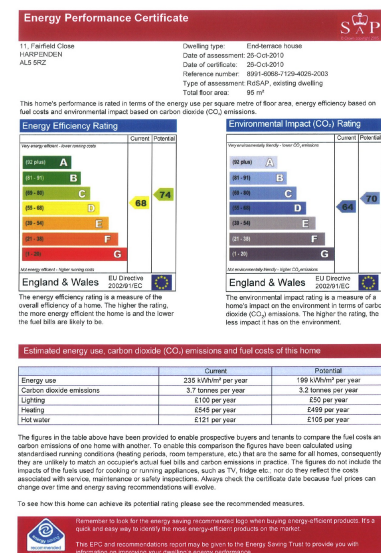






Total area: approx. 110.2 sq. metres (1186.6 sq. feet)

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



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