



Located in this superb cul-de-sac location and within close proximity of some of Harpenden's outstanding schools is this lovely three double bedroom family home. Situated in this wonderfully convenient position, close to both Sir John Lawes and St Georges secondary schools, this property is also within walking distance of Harpenden station.

Located in this superb cul-de-sac location and within close proximity of some of Harpenden's outstanding schools is this lovely three double bedroom family home. Situated in this wonderfully convenient position, close to both Sir John Lawes and St Georges secondary schools, this property is also within walking distance of Harpenden station. Offering versatile living accommodation throughout, this house would suit a growing family. Further benefits include two reception rooms, a light and airy kitchen/ breakfast room and off street parking for two cars.

Harpenden is a town in the City of St Albans district, within the county of Hertfordshire. Harpenden is known as a commuter town, with frequent and direct rail connections into London St Pancras. Harpenden is famed for its exceptional schooling attracting outstanding Ofsted reports. A notable feature of Harpenden is its abundance of beautiful parks and commons. The town is also renowned for its local sporting facilities including golf, tennis, rugby, football and cricket clubs, catering for all ages and abilities. In addition, there is a vast selection of restaurants, coffee shops and boutiques setting the town apart.

Entrance Porch

Living Room/ Dining Room 8.1m x

Dual aspect room offering plenty of light. Double glazed window to the front and double glazed patio doors to the rear aspect over looking the garden. Two large radiators, power points and TV point. Stairs to first floor.

Family Room 5.8m x 2.4m (19'0" x

Large double glazed window to the front, radiator, power points and TV point.

WC

Low level WC and wash hand basin.

Kitchen/ Breakfast Room 5.2m x

Neutrally decorated kitchen with a good selection of wall and base units with worktops overs. Double glazed window to the rear aspect, large velux providing

lots of light. Double glazed patio doors to the side aspect leading on to patio area. Integrated oven and hob with extractor over. Integrated dishwasher and space for a large American style fridge/freezer. One and a half bowl stainless steel sink with drainer. Breakfast bar, power points, TV point and radiator.

Landing

Loft access, carpeted and power point.

Master Bedroom 3.9m x 3.4m (12'10"

Double glazed window to the front aspect, power points and TV point.

Bedroom Two 4.2m x 3.2m (13'9" x

Double glazed window to the rear aspect, radiator and cupboard housing central heating boiler. Power points and TV point.

Bedroom Three 3.9m x 2.5m (12'10"

Double glazed window to the front aspect, radiator, power points and TV point.

Family Bathroom

Double glazed window to the rear aspect. Modern three piece bathroom suite consisting of low level WC, wash hand basin and bath with shower over and mixer taps. Large storage units and large storage cupboards.

Rear Garden

Tiered rear garden with patio, stairs leading to lawn area with large shed to the rear. Gate at the rear providing rear access for garden tools etc.

Front Garden

Driveway for two cars and lawn area.

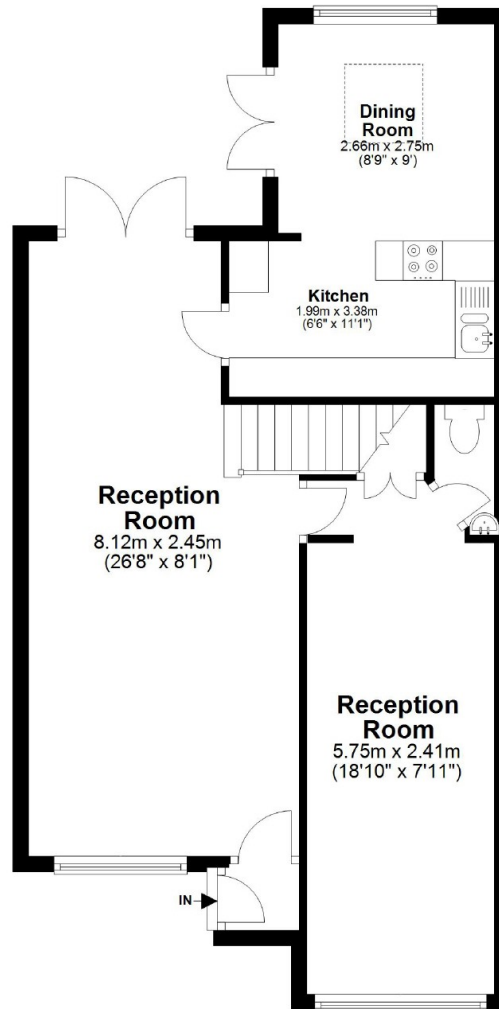






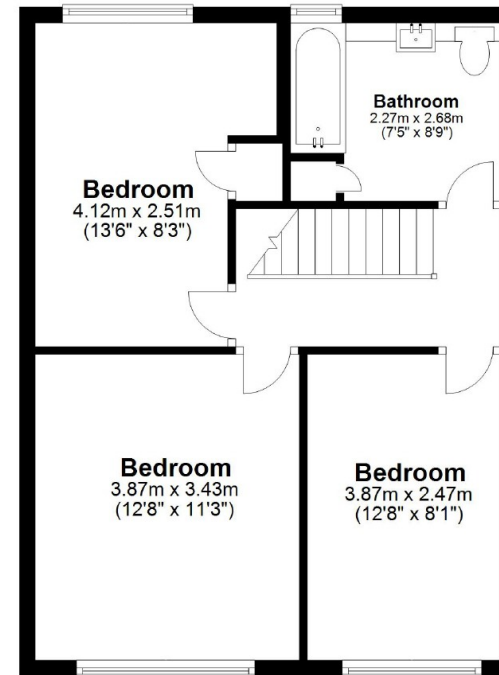
Ground Floor

Approx. 56.8 sq. metres (611.0 sq. feet)



First Floor

Approx. 47.7 sq. metres (513.7 sq. feet)



Total area: approx. 104.5 sq. metres (1124.7 sq. feet)



PUTTERILLS

EST. 1992

putterills.co.uk | 01727 225858 | stalbans@putterills.co.uk

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.