



P U T T E R I L L S

est. 1992

Ennis Close, Harpenden, AL5 1SS

Guide price £500,000



## THREE BEDROOM SEMI DETACHED HOUSE, LOCATED WITHIN QUIET CUL DE SAC

A contemporary style three bedroom semi-detached family home with part hung tiled front elevation, located within a quiet cul-de-sac in a highly sought after development in South Harpenden, close to the fantastic local amenities, as well as stunning countryside walks towards Nomansland and Wheathampstead and is only a short drive to Harpendens vibrant Town Centre.

The property is being offered with no upper chain and features include: replacement double glazed windows, gas fired heating to radiators, 24'4 (7.44m) lounge / dining room, kitchen, three bedrooms, bathroom, rear garden, garage in nearby block.

Internal viewing is strictly by appointment only, through Putterills of St Albans.

### Front Porch

UPVC front door with obscure replacement double glazed wing window leading to:

### Entrance Hall

Dark oak flooring. Coved cornices. Stairs leading upto First Floor Landing with understairs storage cupboards housing gas and electric meters. Radiator. Telephone point.

### Lounge / Dining Room 24'4 x 12'3

Double aspect room with replacement double glazed windows to front and double glazed sliding patio door to rear garden. Coved cornices. Television aerial and Virgin media points. Serving hatch from Kitchen. Two radiators.

### Kitchen 10'4 x 9' (3.15m x 2.74m)

Range of fitted wall and floor units with

worktop surfaces and tiled splashbacks. Stainless steel sink and drainer with mixer tap. Space for cooker with gas and electric points and cookerhood above. Plumbing for washing machine. Space for fridge/freezer. Replacement double glazed windows to rear and obscure double glazed door to side. Wall mounted gas fired central heating boiler. Tiled flooring. Radiator.

### First Floor Landing

Obscure double glazed windows to side. Access to loft. Built-in airing cupboard housing factory lagged hot water cylinder.

### Bedroom ONE 11'2 x 10'4 plus

Built-in double wardrobe. Replacement double glazed windows to rear. Coved cornices. Radiator. Television aerial and

Virgin media connections. Telephone point.

### Bedroom TWO 10'9 x 9'7 plus recess

Built-in double wardrobe. Replacement double glazed windows to front. Coved cornices. Radiator. Television aerial connection.

### Bedroom THREE 8'7 x 7'7 (2.62m x

Replacement double glazed windows to front. Radiator.

### Bathroom

White suite comprising tiled panelled bath with mixer tap, pop up waste, Aqualisa shower unit above and glazed shower screen. Vanity wash hand basin with mixer tap and pop up waste. Low level WC with concealed cistern. Tiled walls and flooring. Medicine cabinet with lighting and shaver point. Obscure

replacement double glazed windows to rear. Ceiling spotlights. Radiator.

### Front Garden

Lawned area with central path leading to front door.

### Rear Garden

Decked patio leading onto lawned area. Pathway that leads down to a timber build shed to the rear of the garden. External tap. Gated side access.

### Garage

Single garage located in nearby block.

### Local Authority

Harpenden Town Council - Council Tax Band E

### Energy Efficiency Rating

Band C

### Viewings

Internal viewing is strictly by appointment only, through Putterills of St Albans on 01727 225858.



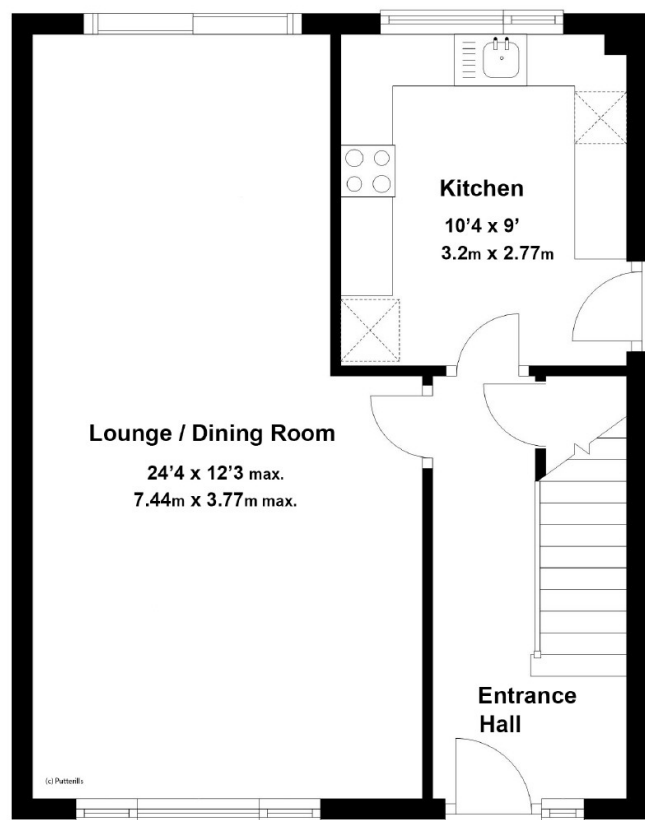




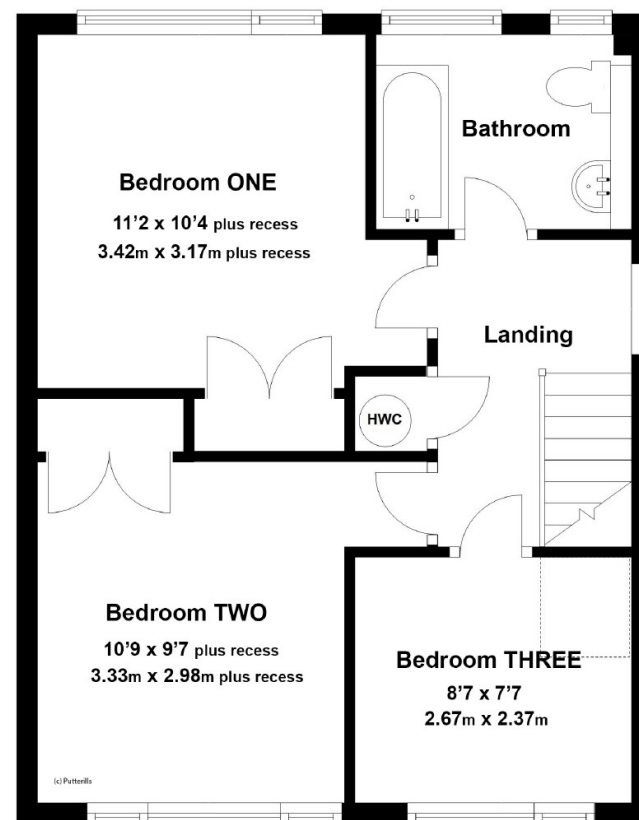




## Ground Floor



## First Floor



Total Area: approx. 910.4 sq ft (84.57 sq m)

(c) Putterills MMXXI

N.B. These plans are not to scale and are only intended as a guide.

