





A well presented three bedroom semi-detached family house set within a popular road close to excellent schooling and only a short walk from the Southdown shops. The property benefits from a living room overlooking the rear garden and good sized bedrooms plus a garage and off road parking. Harpenden High Street and the Thameslink railway station are less than a mile and half away.

Price guide £575,000



## Introduction

Accommodation comprises: Storm Porch, Entrance Hall, Cloakroom, Kitchen / Breakfast Room, Living Room, Three Bedrooms, Shower Room, Frontage with Parking for Two Vehicles, Garage, Rear Garden

## Ground Floor Accommodation

### Storm Porch

Part glazed hardwood front door through to:

### Entrance Hall

Solid oak flooring. Radiator. Door to garage. Stairs to first floor. Door to:

### Cloakroom

Comprising concealed cistern WC. Pedestal wash-hand basin with tiled splash-backs. Radiator. Oak flooring. Frosted window to front.

## Kitchen / Breakfast Room 13'5 x 10'5 (4.09m x 3.18m)

Excellent range of wall and base mounted units with extensive work surfaces over and inset Franke stainless steel sink unit with swivel mixer tap and hose. Built-in electric oven with four ring burner gas hob and Indesit extractor hood over. Space and plumbing for washing machine. Additional under unit appliance space. Tiled splash-backs. Ceramic tiled floor. Radiator. Double glazed windows to side. Space for breakfast table. Large walk-in larder cupboard with shelved storage and light. Water softener.

## Living Room 16'5 x 13'0 (5.00m x 3.96m)

Chimney breast with log burning stove and slate hearth. Coved ceiling. Double glazed sliding patio doors with double glazed side windows overlooking the garden.

## First Floor Accommodation

### First Floor Landing

Access to loft with light. Airing cupboard with shelving housing lagged hot water cylinder.

## Bedroom One 11'5 x 9'3 (3.48m x 2.82m)

Radiator. Double glazed window to rear with plantation shutters.

## Bedroom Two 13'7 x 7'9 (4.14m x 2.36m)

Plus door recess. Built-in wardrobe with light. Radiator. Double glazed window to front with plantation shutters.

## Bedroom Three 11'6 x 7'0 (3.51m x 2.13m)

Built-in wardrobe. Radiator. Double glazed window to rear with plantation shutters.

## Shower Room

Large walk-in shower with hand and overhead shower and remote control. Concealed cistern dual flush WC. Wash-hand basin with chrome mixer tap and cupboard under. Chrome heated towel rail. Down lighters. Partly tiled walls. Ceramic tiled floor with digitally controlled underfloor heating. Double glazed frosted window to side with plantation shutters.

## Exterior

### Frontage

Block paved driveway with off street parking for two vehicles leading to:

## Garage 17'3 x 8'3 (5.26m x 2.51m)

Up and over door. Light and power. Window to side. Cold water tap.

### Rear Garden

Block paved patio area leading to lawn. flowerbed borders with range of shrubs and plants. Specimen trees. Further seating terrace to rear with garden shed.

### EPC

Rating - D

### Disclaimer

Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

### Council Tax Rating

St Albans District Council

### Council Tax Band

D

### Council Tax Charge

£1787





