





# Coleswood Road Harpenden AL5 1EF

for sale offers in excess of  
**£650,000**



## Property Description

An extended VICTORIAN FOUR BEDROOM TERRACED HOUSE, located on a popular residential road, within the Southdown area of Harpenden. The property is located close to the local shopping and transport facilities at Southdown and is only 1.3 miles for Harpenden's vibrant town centre and Thameslink Station that provides a fast service to St Pancras.

The property is well presented and features include: gas fired heating to radiators, two separate reception rooms, modern fitted kitchen with integrated appliances and granite worktops, modern downstairs bathroom, four bedrooms, and mature rear garden.

Internal viewing is strictly by appointment through Connells of Harpenden.

## Front Porch

Obscure glazed front door leading to:

## Entrance Hall

Wood effect laminate flooring. Dado rail. Radiator. Ceiling spotlights. Stairs leading up to First Floor Landing. Doors leading to: Lounge and Dining Room.

## Lounge

12' 5" into bay x 11' 10" (3.78m into bay x 3.61m)

Bay window to front. Feature gas fireplace

with tiled slips and hearth. Coved cornices. Picture rail. Radiator.

## Dining Room

11' 11" x 11' 1" (3.63m x 3.38m)

Wood effect laminate flooring. Sash window to rear. Picture rail. Radiator. Under stairs storage cupboard. Door to:

## Kitchen

11' 9" x 9' (3.58m x 2.74m)

Modern range of fitted wall and floor units with granite worktop surfaces and matching splashbacks. Stainless steel one and a half bowl under counter sink unit with mixer tap. Smeg gas four ring hob with cooker hood above. Eye level AEG double oven. Space for Fridge/freezer. Plumbing for washing machine and dishwasher. Tiled flooring. Window to side and glazed door leading to Rear Garden. Door to:

## Downstairs Bathroom

White suite comprising P-shaped panelled bath with curved shower screen, mixer tap and height adjustable shower unit. Low level WC. Vanity wash hand basin with mixer tap and pop up waste. Obscure glazed window to rear. Heated towel rail. Extractor fan.

## First Floor Landing

Dado rail. Doors leading to three bedrooms and a cloakroom. Stairs leading up to Second Floor Landing/

## Bedroom 1

13' 5" x 11' (4.09m x 3.35m)

Sash windows to front. Feature cast iron fireplace. Fitted cupboard. Picture rail. Radiator.

## Bedroom 3

11' 1" x 9' 3" (3.38m x 2.82m)

Sash windows to rear. Feature cast iron fireplace. Picture rail. Radiator.

## Bedroom 4

9' x 8' 10" (2.74m x 2.69m)

Sash windows to rear. Feature cast iron fireplace. Picture rail. Radiator.

## Cloakroom

Low level WC. Wash hand basin.

## Second Floor Landing

Door leading to:

## Bedroom 2

15' 9" x 13' max (4.80m x 3.96m max)

Double aspect room with replacement double glazed sash windows to rear and Velux skylight window to front. Eaves storage cupboard. LED ceiling spotlights. Radiator.

## Exterior

## Rear Garden

Mainly laid to lawn with mature flower and shrub borders. Silver birch tree. Timber built

storage shed.

## Parking

No allocated parking, but street parking is available.

## Tenure

Freehold

## Local Authority

St Albans City & District Council - Council Tax Band D.

## Energy Efficiency Rating

TBC.















This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**E [harpenden@connells.co.uk](mailto:harpenden@connells.co.uk)**

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 HARPENDEN AL5 2SU

**EPC Rating: D**

**view this property online** [connells.co.uk/Property/HPN306052](https://www.connells.co.uk/Property/HPN306052)

Tenure: Freehold



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