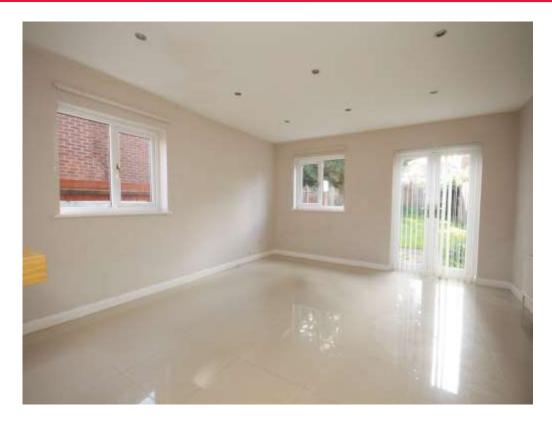


Connells

Coleswood Road Harpenden







Property Description

A modern THREE BEDROOM DETACHED HOUSE, located on a popular residential road, close The Grove School, the local amenities 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.

Street parking to front.

Internal viewing is strictly by appointment only through Connells Estate Agents on 01582 760 131.

Front Porch

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

Entrance Hall

Tiled floor, stairs leading up to first floor landing, radiator. Downstairs leading to:

Reception Room

16' 3" max x 14' 1" max (4.95m max x 4.29m max)

Double aspect room with double glazed windows to rear and side and double glazed casement doors leading to rear garden. Tiled floor. Two radiators.

Kitchen

11' 5" max x 8' 3" max (3.48m max x 2.51m max)

Modern range of fitted wall and floor units with quartz worktop surfaces. Stainless steel under counter sink unit with mixer tap. Neff gas four ring hob with stainless steel and glass canopy cooker hood above. Eye level oven. Integrated washing dishwasher and fridge/freezer. Cupboard concealing Worceter gas fired combination boiler. Tiled flooring. Double glazed windows to front and Obscure double glazed door to side.

First Floor Landing

Built-in airing cupboard with space for dryer. Access to loft. Doors to:

Bedroom 1

11' 4" max x 10' 9" max (3.45m max x 3.28m max)

Double glazed windows to front, radiator and wood effect laminate flooring

Bedroom 2

8' 3" max x 7' 8" max (2.51m max x 2.34m

Double glazed windows to front, radiator and wood effect laminate flooring

Bedroom 3

10' 5" max x 5' 9" max (3.17m max x 1.75m

Double glazed windows to rear. Wood effect laminate flooring. Radiator.

Bathroom

Modern stylish suite comprising panelled bath with hand shower unit and glazed shower screen. Vanity wash hand basin with mixer tap. Low level WC. Chrome heated towel rail. Double glazed window to side.

Exterior

Rear Garden

South East facing garden with paved patio leading onto lawn area. Gated side access.

Parking

Off road parking to front of property.

Tenure

Freehold







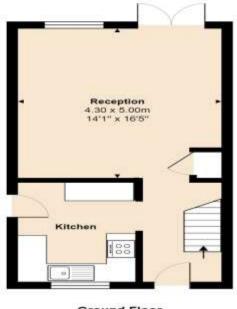








56 Coleswood Road, HARPENDEN AL5 1EQ





Ground Floor

First Floor

Total Area: 75.5 m2 ... 812 ft2

All measurements are approximate and for display purposes only

To view this property please contact Connells on

T 01582 760 131 E harpenden@connells.co.uk

50 High Street **EPC Rating: E** HARPENDEN AL5 2SU

view this property online connells.co.uk/Property/HPN305898







^{1.} MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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