



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 machine, dishwasher and fridge/freezer. Cupboard concealing Worcester 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 max)

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 max)

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



Total Area: 75,5 m² ... 812 ft²

All measurements are approximate and for display purposes only

To view this property please contact Connells on

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50 High Street
HARPENDEN AL5 2SU

EPC Rating: E

Tenure: Freehold

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



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