



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.

This well presented property is being offered with no upper chain and features include: double glazed windows, gas fired heating to radiators, 16'3 (4.95m) double aspect Reception Room, Kitchen with modern range of fitted units with quartz worktop surfaces and integrated appliances, Three Bedrooms, Modern Bathroom suite, Rear Garden, Off 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 cookerhood 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**

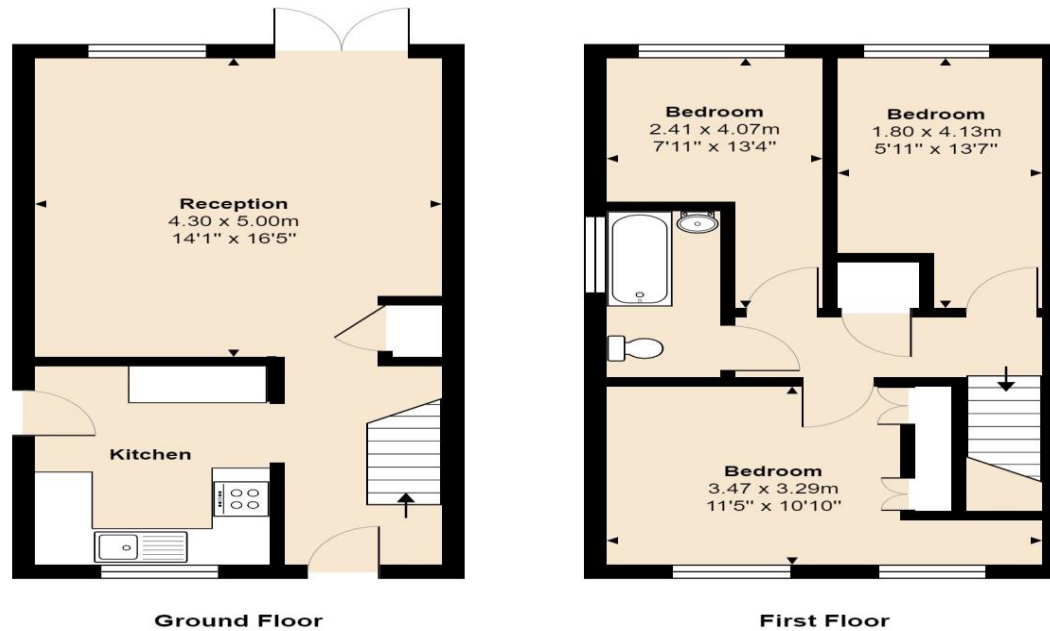
Freehold







56 Coleswood Road , HARPENDEN AL5 1EQ



Total Area: 75.5 m<sup>2</sup> ... 812 ft<sup>2</sup>

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  
HARPENDEN AL5 2SU

**EPC Rating: E**

**view this property online [connells.co.uk/Property/HPN305898](https://www.connells.co.uk/Property/HPN305898)**

Tenure: Freehold



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