



Connells

Eastcote Drive
Southdown, Harpenden



Property Description

A contemporary style THREE BEDROOM SEMI DETACHED FAMILY HOUSE, situated on a slightly elevated plot with part hung tiled front elevation, forming part of the highly sought after Cross Farm Estate in Southdown, Harpenden, which is close to the fantastic local amenities, as well as stunning countryside walks towards Nomansland and Wheathampstead.

The property is being offered with no upper chain and occupies a bold corner plot offering enormous potential for extension and also benefits from a Southerly aspect rear garden. Features include: replacement double glazed windows, gas fired heating to radiators, guest cloakroom, 18'8 (5.75m) lounge/dining room, newly fitted kitchen, three bedrooms, stylish newly fitted bathroom suite, Southerly aspect rear garden, integral garage approached via a block paved own driveway.

Internal viewing is strictly by appointment through the vendors selling agent, Connells.

Recessed Front Porch

Built-in storage cupboards. Front door leading to:

Entrance Vestibule

Coved cornices. Obscure glazed door leading to:

Entrance Hall

Walk-in cloaks/storage cupboard. Doors leading to: Guest Cloakroom, Lounge / Dining Room and Kitchen.

Guest Cloakroom

White suite comprising low level WC. Wash hand basin. Obscure replacement double glazed window to side. Coved cornices. Part tiled walls. Radiator.

Lounge / Dining Room

18' 8" x 14' 5" (5.69m x 4.39m)

Double aspect room with replacement double glazed windows to rear, high level windows to side and sliding patio doors leading onto the South facing Garden. Cove cornices. Two radiators. Television aerial point. Stairs leading upto First Floor Landing.

Kitchen

9' 8" x 7' 2" (2.95m x 2.18m)

Modern Howdens range of white gloss fronted fitted wall and floor units with worktop surfaces. Stainless steel single drainer sink unit with mixer tap. Tiled splashback. Gas four ring hob with stainless steel cooker hood above and double oven below. Plumbing for washing machine. Space for fridge/freezer. Replacement double glazed windows to front. Chrome heated towel rail. LED ceiling spotlights.

First Floor Landing

Access to part boarded loft via pull down ladder. Built-in airing cupboard housing factory lagged hot water cylinder.

Bedroom 1

16' 7" plus wardrobes x 10' 2" (5.05m plus wardrobes x 3.10m)

Mirror front sliding wardrobes to one wall. Replacement double glazed windows to front with distant views. Radiator.

Bedroom 2

11' 5" x 9' 4" (3.48m x 2.84m)

Replacement double glazed windows to rear. Coved cornices. Fitted wardrobes, additional fitted cupboards above bed recess, with matching dressing table. Radiator.

Bedroom 3

10' 4" x 9' (3.15m x 2.74m)

Replacement double glazed windows to rear. Radiator.

Bathroom

Modern white suite comprising panelled bath with mixer tap, pop up waste, Aqualisa shower unit above and glazed shower screen. Pedestal wash hand basin with mixer tap and pop up waste. Low level WC with concealed cistern. Tiled walls. Obscure replacement double glazed windows to side. Heated towel rail. LED ceiling spotlights.,

Exterior

Rear Garden

Southerly aspect rear garden, which offers potential for extension to the side and rear, subject to obtaining planning consent. Block paved patio with brick retaining wall and steps leading upto lawn area. To the side there is a large concrete patio together with two storage sheds and a greenhouse. External tap and gated side access.

Integral Garage

16' 1" x 7' 9" (4.90m x 2.36m)

Power and light. Wall mounted Glow Worm gas fired central heating boiler, (installed February 2023). Up and over door approached via a block paved own driveway providing off street parking for two cars.

Local Authority

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









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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EPC Rating: C

view this property online connells.co.uk/Property/HPN305056

Tenure: Freehold



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Property Ref: HPN305056 - 0009