



**Connells**

Salisbury Road  
Batford Harpenden



## Property Description

A charming Victorian TWO BEDROOM SEMI DETACHED COTTAGE, situated on a South West facing plot within a residential road, close to local amenities, Katherine Warrington School and is only 1.1 miles from Harpenden's Thameslink Station and vibrant town centre.

Features include; replacement double glazed windows, gas fired heating to radiators, split level lounge / dining room with two fireplaces and a wood burning stove, modern fitted kitchen with Bosch appliances, modern downstairs bathroom, two double bedrooms, South West facing rear garden.

The property is being offered with no upper chain and internal viewing is strictly by appointment through the vendors selling agent, Connells

## Entrance Hall

uPVC front door with obscure replacement double glazed wing window. Obscure glazed door leading to:

## Lounge / Dining Room

24' 6" x 11' 5" ( 7.47m x 3.48m )

## Lounge Area

14' 6" x 11' 5" ( 4.42m x 3.48m )

Feature exposed brick fireplace with wood burner. Replacement double glazed windows to front. Coved cornices. Stained and varnished floorboards. Fitted shelving. Open tred staircase leading up to First Floor Landing.

## Dining Area

11' 5" x 9' 9" ( 3.48m x 2.97m )

Feature fireplace. Replacement double glazed windows to rear. Coved cornices. Door with step leading down to:

## Kitchen

12' x 6' 4" ( 3.66m x 1.93m )

Modern contemporary range of high gloss fronted fitted wall and floor units with contrasting Oak worktop surfaces and metro style tiled splashback. Stainless steel single drainer sink unit with mixer tap. Bosch gas four ring hob with brushed stainless steel cooker hood above. Bosch eye level oven. Space for fridge/freezer. Plumbing for dishwasher and washing machine. Cupboard concealing Main gas fired central heating boiler. Window and door to side. Door leading to:

## Bathroom

Modern white suite comprising p-shaped panelled bath with curved shower screen, mixer tap, hand shower attachment and overhead shower unit. Low level WC. Wash hand basin with mixer tap. Part tiled and large mirrored wall. Tiled flooring with under floor heating. Obscure replacement double glazed windows to side. Chrome heated towel rail.

## First Floor Landing

Access to part boarded loft via pull down ladder. Stained and varnished floor boards. Doors leading to both Bedrooms.

## Bedroom 1

12' 6" narrowing to x 11' 9" ( 3.81m narrowing to x 3.58m )

Replacement double glazed windows to front. Stained and varnished floorboards. Coved cornices. Radiator.

## Bedroom 2

12' 6" x 9' 5" ( 3.81m x 2.87m )

Replacement double glazed windows to rear. Stained and varnished floorboards. Coved cornices. Built-in airing cupboard housing factory lagged hot water cylinder. Radiator.

## Exterior

### Front Garden

Flower and Shrub bed with conifer.

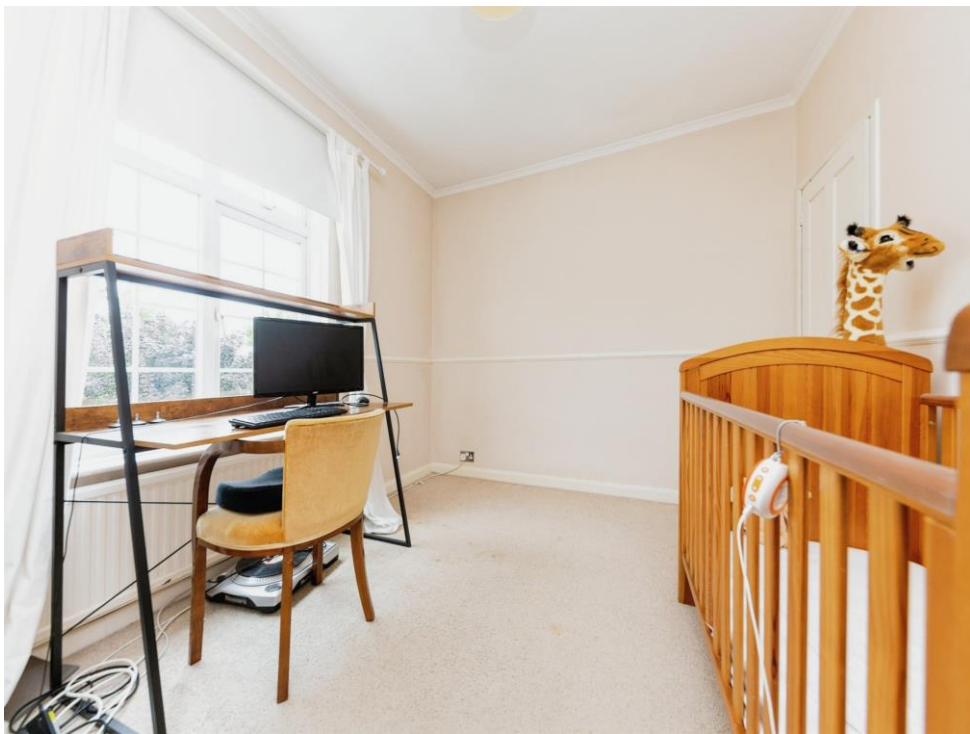
## Rear Garden

South West facing rear garden that comprises a two tiered patio with pergola, which leads onto a lawn area with timber built shed. External tap and shared access with neighbour to front.

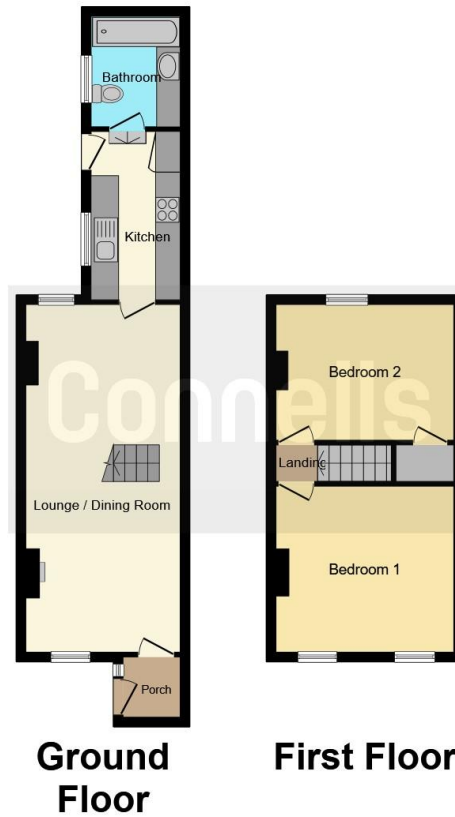
## Local Authority

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









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: E**

Tenure: Freehold

**view this property online [connells.co.uk/Property/HPN306289](https://www.connells.co.uk/Property/HPN306289)**



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