



Connells

Chesterton Avenue
Harpenden



Property Description

A beautifully presented THREE BEDROOM THREE RECEPTION ROOM SEMI DETACHED HOUSE, which is located within a cul de sac off Alwickbury Crescent, close to Crabtree & Alwickbury Schools and less than a mile to Harpendens Thameslink Station.

Internal viewing is strongly recommended and strictly by appointment through the vendors sole agent, Connells of Harpenden.

Entrance Hall

uPVC front door with obscure double glazed full height wing windows. Karndean Edwardian oak tiled flooring. Coved cornices. Radiator with radiator cover. Doors leading to Lounge and to Kitchen / Dining Room. Stairs leading upto First Floor Landing.

Lounge

13' 3" x 10' 6" (4.04m x 3.20m)
Double glazed windows to front. Karndean Edwardian oak flooring. Double doors leading to:

Kitchen / Dining Room

10' 8" x 17' 9" (3.25m x 5.41m)
Extensive range of white fronted fitted wall and floor units with contrasting wood finish worktop surfaces and matching peninsular unit / breakfast bar. Acrylic one and a half bowl sink unit with mixer tap. Gas hob with cooker hood above. Space for fridge/freezer. Integrated dishwasher. Plumbing for washing machine. Double glazed windows to side and rear and door to garden. Karndean Edwardian oak flooring. Opening onto:

Family Room

10' 4" x 10' 1" (3.15m x 3.07m)
Double glazed windows to rear and side, overlooking rear garden. Vaulted ceiling with ceiling spotlights. Karndean Edwardian oak flooring. Double glazed casement doors leading to rear garden.

Landing

Access to loft via pull down ladder. Double glazed window to side. Coved cornices.

Bedroom 1

13' 1" x 10' 2" (3.99m x 3.10m)

Double glazed windows to front. Coved cornices. Built-in cupboard. Radiator.

Bedroom 2

10' 6" x 9' 8" plus recess for wardrobes (3.20m x 2.95m plus recess for wardrobes)

Double glazed windows to rear. Coved cornices. Radiator.

Bedroom 3

9' 6" x 6' 5" (2.90m x 1.96m)

Double glazed windows. Coved cornices. Built-in cupboard.

Bathroom

Modern white suite comprising P-shaped panelled bath with curved shower screen, mixer tap and pop up waste and shower unit. Vanity wash hand basin with mixer tap and pop up waste. Low level WC with concealed cistern. Tiled walls and flooring. Obscure double glazed windows to rear. Coved cornices. Shaver point .

Exterior

Rear Garden

Paved patio leading onto lawn area with flower, hedge and shrub borders. Gated side access.

Garage

N.B The garage was converted into an office by the client in 2021, but doesn't have building regulations consent.

Double glazed windows overlooking rear garden. Double glazed door to Garden. LED spotlights. Door leading to:

Guest Cloakroom

Low level WC. Wash hand basin. LED spotlights.

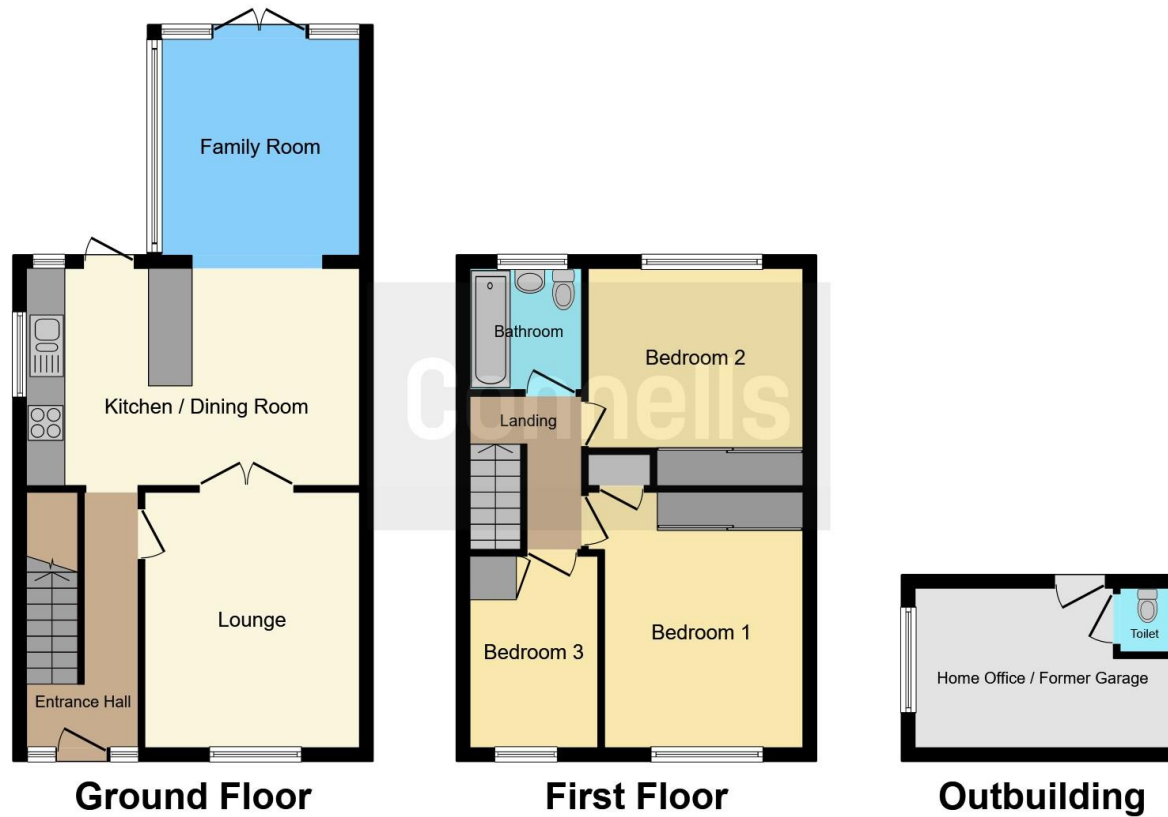
Parking

Own driveway, providing off street parking for two/three cars.









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: D

view this property online connells.co.uk/Property/HPN306469

Tenure: Freehold



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