



Connells

Riverbanks Close  
Harpenden



### Property Description

A beautifully presented 3 bedroom end of terrace family home situated in a sought after location overlooking the River Lea and within 0.9 of a mile of Harpenden Station. The property offers a generous hallway, 15ft lounge overlooking the garden, kitchen and a ground floor cloakroom. On the first floor there are 2 double bedrooms, generous single bedroom and a family bathroom with overhead shower. To the front of the property there is ample driveway parking for 2/3 cars, single garage and side access gate to rear garden. To the rear is a good sized south facing garden leading down to the River Lea, mainly laid to lawn with a paved patio area ideal for entertaining. The property has potential to extend subject to the usual planning constraints.

### Entrance Hall

12' 6" x 6' 6" (3.81m x 1.98m)

Generous entrance hall with stairs ascending to first floor, doors to further accommodation and radiator.

### Lounge & Dining Room

14' 9" x 14' 7" (4.50m x 4.45m)

Large lounge overlooking garden, double glazed window and patio doors to rear garden, access to storage cupboard and radiator.

### Kitchen

11' 2" x 7' 10" (3.40m x 2.39m)

Good sized kitchen, window to front, integrated oven, hob and extractor with space for wash machine and dish washer.

### Ground Floor Cloakroom

5' 7" x 2' 7" (1.70m x 0.79m)

Window to front, suite includes vanity hand wash basin and low level flush WC.

## First Floor

### Bedroom 1

14' 8" x 9' 9" (4.47m x 2.97m)

Good sized double bedroom with built in wardrobes, window overlooking garden with plantation shutters and radiator.

### Bedroom 2

11' 6" x 8' 1" (3.51m x 2.46m)

Good sized double bedroom, window to front and radiator.

### Bedroom 3

9' 5" x 7' 2" (2.87m x 2.18m)

Generous single bedroom, window to front and radiator.

### Bathroom

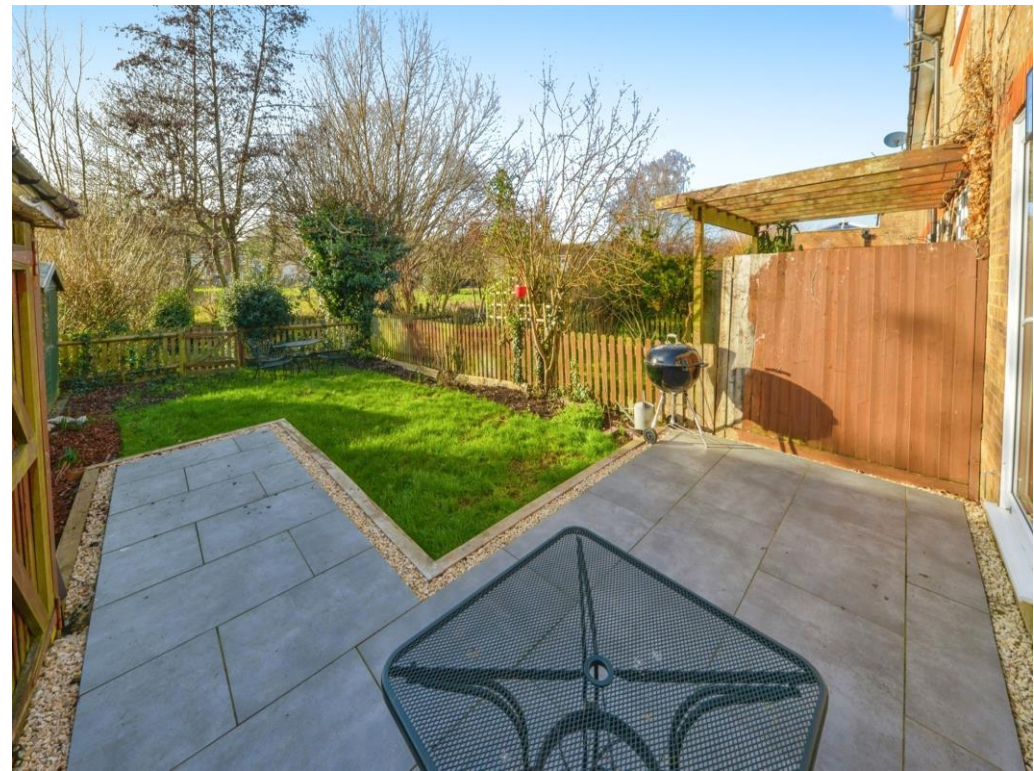
6' 7" x 5' 6" (2.01m x 1.68m)

Window to side, suite consists of panel bath with shower screen, vanity hand wash basin and concealed low level flush WC.

### Outside

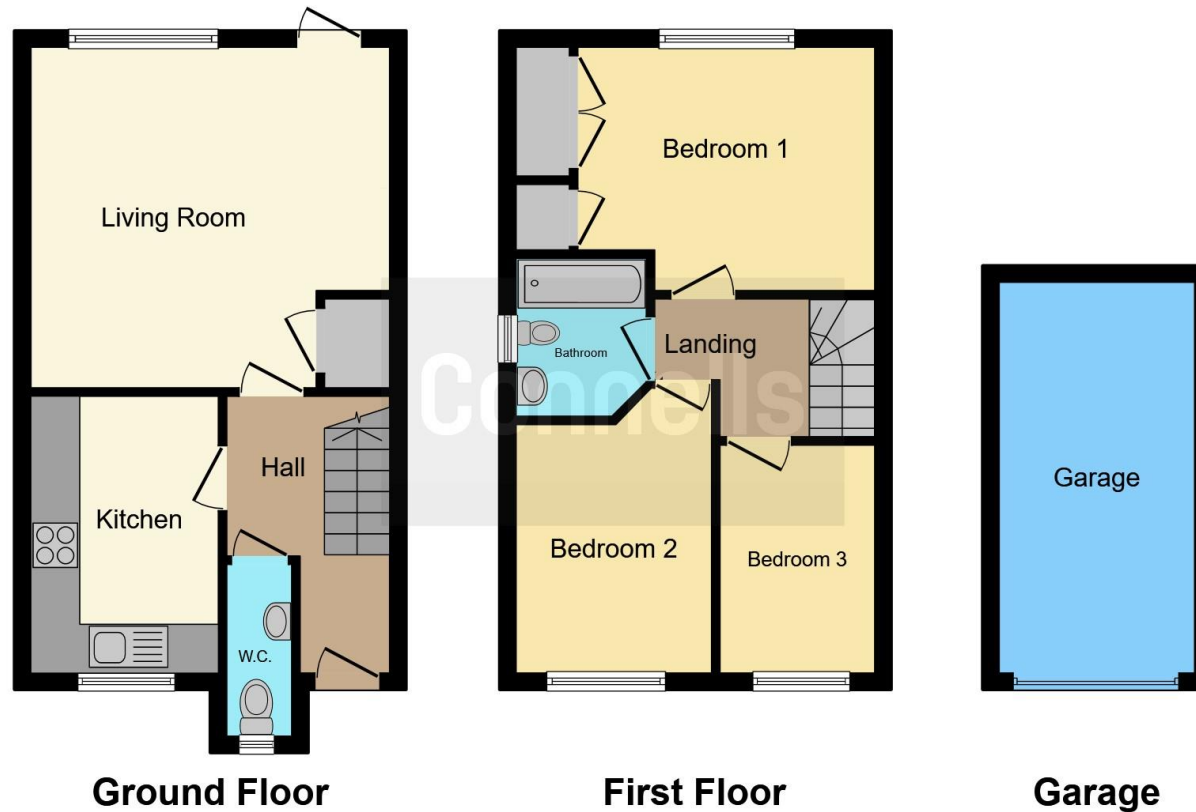
To the front of the property there is ample driveway parking for 3 cars, access to single garage and side access gate to rear garden. To the rear is large 60ft south facing garden with private access to the River Lea. Stunning views can be enjoyed from the rear garden and beyond.

### Garage









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**

Tenure: Freehold

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