



Connells

Park Mount
Harpenden



Property Description

A well-presented 3 bedroom semi-detached family home situated in a sought after location close to Roundwood School. The property offers a generous entrance hallway, large bay-front lounge, kitchen, dining room, internal hallway leading to ground floor cloakroom and a store room. On the first floor we have 3 bedrooms and a family bathroom. To the front of the property a gravel driveway, single garage and gated garden. To the rear is a generous rear garden mainly laid to lawn. The property benefits from no onward chain and has potential to build to the side, rear and into the loft subject to the usual planning constraints.

Entrance Hallway

12' 9" x 5' 10" (3.89m x 1.78m)

A generous sized hallway with stairs ascending to the first floor, window to side and to front and a radiator.

Lounge

14' 2" x 11' 9" (4.32m x 3.58m)

Bay-fronted lounge with window to front, gas fire and radiator.

Kitchen

10' 9" x 7' 6" (3.28m x 2.29m)

A good sized kitchen with a range of eye level and base units and contrasting work surface, window overlooking rear garden, floor standing boiler and space for fridge freezer, washing machine and cooker.

Dining Room

10' 9" x 10' (3.28m x 3.05m)

Good sized dining room with window and patio door overlooking rear garden and a radiator.

Store Room

7' 7" x 5' 9" (2.31m x 1.75m)

Generous store room window window to front.

Cloakroom

5' 2" x 3' 7" (1.57m x 1.09m)

A good sized cloakroom offering a low level flush and pedestal sink and window to rear.

First Floor

Landing

9' 9" x 8' 3" (2.97m x 2.51m)

Window to side, high ceiling, doors to further accommodation, access to loft and storage cupboard housing water tank.

Bedroom 1

15' 6" x 11' 7" (4.72m x 3.53m)

Large double bay-fronted bedroom, window to front and radiator.

Bedroom 2

13' 3" x 11' 2" (4.04m x 3.40m)

Generous double room bedroom with window overlooking rear garden, built in wardrobes and radiator.

Bedroom 3

10' 2" x 7' 1" (3.10m x 2.16m)

Smaller double bedroom dual aspect bedroom with large built in storage cupboard, window to front and side and radiator.

Family Bathroom

6' 10" x 5' 6" (2.08m x 1.68m)

Good sized bathroom with window to rear, suite consists of a bath with shower overhead, pedestal sink and low level flush WC.

Outside

To the front of the property there is a gravel driveway, single garage and front garden mainly laid to lawn. There is actually 22ft to the side plenty of potential to do a double storey extension or potential to build an annex (STPP)

To the rear is a generous rear garden mainly laid to lawn and access to workshop.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold

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