



Connells

Haddon Court Milton Road  
Harpenden



## Property Description

A well-presented light & airy 3 bedroom mid-terraced family home situated in a sought after location close to local schooling and Harpenden train station. The property offers a generous entrance hall, family room and access to integral garage on the ground floor, on the first floor we have a large lounge/diner and a separate kitchen, while on the second floor we have two double bedrooms, further generous single bedroom and a family shower room. To the front of the property is driveway parking, whilst to the rear is a good sized paved rear garden with a gate that leads onto a generous sized Communal Garden. The property is offered on a chain free and vacant basis.

## Entrance Hall

15' 1" x 8' 8" (4.60m x 2.64m)

A generous entrance hallway with door leading to; Garage, Guest Cloakroom & Family Room. Radiator. Stairs ascending to First Floor Landing.

## Guest Cloakroom

Suite comprising low level WC. Wash hand basin.

## Family Room

13' 6" x 10' 5" (4.11m x 3.17m)

A good sized reception room with a patio door and window overlooking rear garden, built in storage cupboards and a radiator.

## First Floor Landing

### Kitchen

13' 5" x 9' 5" (4.09m x 2.87m)

Good sized kitchen, windows to front, consisting of a range of eye level and base units, with space for fridge, freezer, washing machine and oven. There is a further breakfast counter and door to pantry.

### Pantry

6' 2" x 4' 5" (1.88m x 1.35m)

### Lounge

18' 4" x 16' 2" (5.59m x 4.93m)

A large lounge and dining room with picture windows overlooking garden, serving hatch and a radiator.

## Second Floor Landing

### Bedroom 1

16' 2" x 10' 8" (4.93m x 3.25m)

A large principle bedroom with window to front, built in wardrobe and radiator.

### Bedroom 2

10' 1" x 9' (3.07m x 2.74m)

Good size double bedroom overlooking green and garden with radiator.

### Bedroom 3

10' 1" x 6' 10" (3.07m x 2.08m)

Generous single bedroom with windows overlooking garden and radiator.

## Family Shower Room

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

Modern family sized shower room consisting of walk in shower, vanity hand wash basin, and concealed low level flush WC and a heated towel rail.

## Exterior

### Front Garden

Flower bed. Spacious driveway providing access to front door and to:

### Integral Garage

17' 1" x 9' 1" (5.21m x 2.77m)

Up and over door approached via own driveway.

### Rear Garden

Low maintenance paved garden with a gate that leads onto a generous sized Communal Garden.

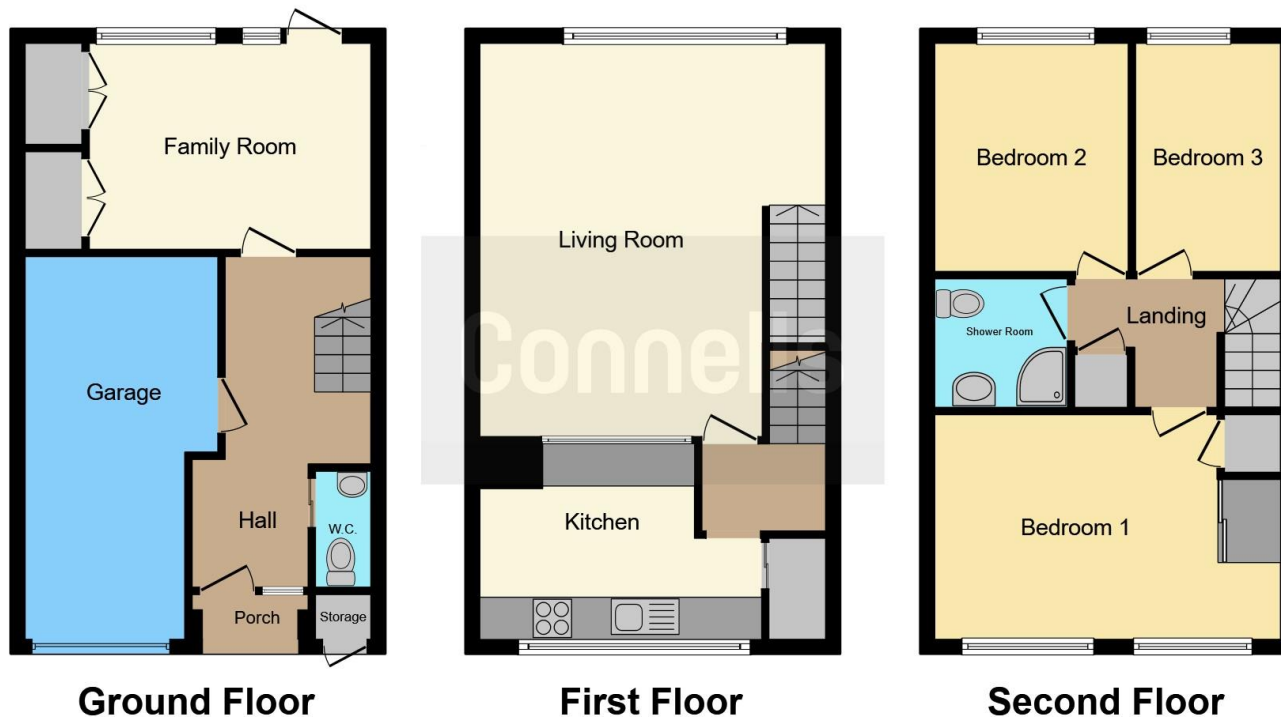
## Service Charge

£140 per half year for upkeep of Communal Garden to rear of property.









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**EPC Rating: D**

Tenure: Freehold

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