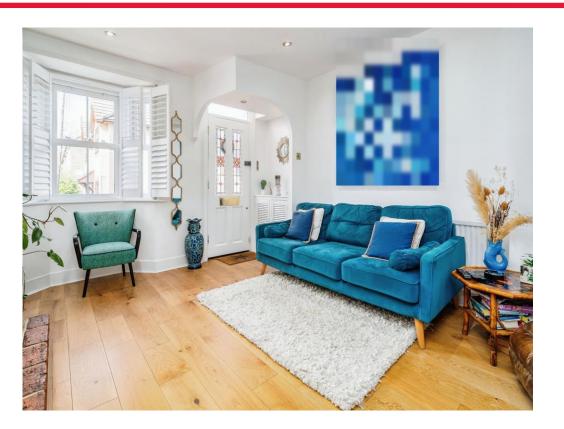


Connells

Harpenden Rise Harpenden

Harpenden Rise Harpenden AL5 3BG



Property Description

A beautifully presented extended period family home situated in a sought after location close to Roundwood School. The property offers a generous bay-fronted lounge, modern kitchen and breakfast room, dining area and ground floor modern bathroom. On the first floor there are two double bedrooms and generous single bedroom. Outside offers a large rear garden mainly laid to lawn with a paved patio area ideal for entertaining.

Lounge`

24' 8" x 12' 2" (7.52m x 3.71m)

A large bay-fronted lounge with window to front, feature exposed brick fireplace and wood burner, plantation shutters and open to dining area.

Dining Area

Open from lounge, stairs ascending to first floor, feature exposed brick fireplace, under stairs storage cupboard and open to kitchen and breakfast area.

Kitchen & Breakfast Area

12' 2" x 11' 7" (3.71m x 3.53m)

Modern kitchen with feature period beams and glazed extension, breakfast bar area and a utility cupboard with plumbing for a wash machine and dryer.

Ground Floor Bathroom

7'9" x 7' (2.36m x 2.13m)

Generous bathroom with window to rear and consisting of a panel bath with overhead shower, pedestal hand wash basin, low level flush WC and a heated towel rail.

First Floor

Bedroom 1

11' 5" x 10' 8" (3.48m x 3.25m)

A good size double bedroom, window to front with plantation shutters and built in wardrobes.





Bedroom 2

11' 4" x 9' 2" (3.45m x 2.79m) Generous double bedroom with window to rear, feature fireplace, access hatch to loft and door to bedroom 3.

Bedroom 3

12' 11" x 6' 4" (3.94m x 1.93m) Generous dual aspect single bedroom with windows to side and rear.

Outside

To the front of the property is a small low maintenance garden, to the rear is a large rear garden mainly laid to lawn with a paved patio area ideal for entertaining.

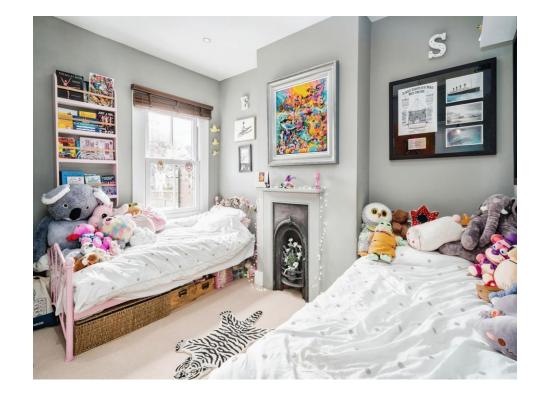
















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T 01582 760 131 E harpenden@connells.co.uk

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EPC Rating: Awaited

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Tenure: Freehold





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