



Connells

The Cleave
Harpenden



Property Description

A contemporary style FOUR BEDROOM, TWO BATHROOM, THREE RECEPTION ROOM DETACHED FAMILY 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 and vibrant Town Centre.

The property offers potential for extension to the side and rear, subject to planning. Internal viewing is strongly recommended and strictly by appointment through the vendors sole agent, Connells of Harpenden.

Carport

Front door leading to:

Entrance Hall

Engineered oak flooring. Coved cornices. Understairs storage cupboard. Radiator with radiator cover. Stairs leading upto First Floor Landing. Doors leading to: Guest Cloakroom, Study, Family Room, Lounge / Dining Room and Kitchen.

Guest Cloakroom

Modern white suite comprising low level WC. Vanity wash hand basin with mixer tap. Tiled walls and flooring.

Study

8' 1" x 7' 11" (2.46m x 2.41m)

Engineered oak flooring. Replacement double glazed windows to front. Coved cornices. Radiator.

Lounge / Dining Room

20' 11" x 12' 11" (6.38m x 3.94m)

Engineered oak flooring. Replacement double glazed casement doors with wing windows leading to Rear Garden. Additional replacement double glazed window to rear. Coved cornices. Two radiators. Sliding barn style door leading to:

Family Room

10' x 9' 5" (3.05m x 2.87m)

Replacement double glazed high level window to side. Radiator with radiator cover.

Kitchen

12' 7" x 8' (3.84m x 2.44m)

Range of fitted white wall and floor units with contrasting wood finish worktop surfaces and tiled splashbacks. Ceramic single drainer sink unit with mixer tap. Space for gas range. Plumbing for washing machine. Replacement double glazed windows to front and obscure double glazed door to side. Coved cornices. Ceiling spotlights. Tiled flooring.

First Floor Landing

Access to loft via pull down ladder. Radiator. Replacement double glazed windows to side. Airing cupboard housing factory lagged hot water cylinder.

Bedroom 1

13' 4" x 11' 11" (4.06m x 3.63m)

Replacement double glazed windows to rear. Coved cornices. Radiator. Door leading to:

Ensuite Shower Room

Modern white suite comprising shower cubicle with height adjustable shower unit. Low level WC. Vanity wash hand basin with mixer tap and pop up waste. Tiled walls. Obscure double glazed windows to side. Ceiling spotlights. Heated towel rail.

Bedroom 2

11' 5" x 10' 7" (3.48m x 3.23m)

Replacement double glazed windows to front. Coved cornices. Wood laminate flooring. Radiator.

Bedroom 3

12' x 8' (3.66m x 2.44m)

Built-in double wardrobe. Replacement double glazed windows to front. Coved cornices. Radiator.

Bedroom 2

12' x 8' (3.66m x 2.44m)

Replacement double glazed windows to rear. Coved cornices. Radiator.

Bedroom 4

11' plus wardrobes x 7' 2" (3.35m plus wardrobes x 2.18m)

Built-in double wardrobe. Replacement double glazed windows to rear. Coved cornices. Radiator.

Family Bathroom

Modern white suite comprising panelled bath with mixer tap, hand shower attachment and glazed shower screen. Low level WC. Vanity wash hand basin with mixer tap. Tiled walls and flooring. Chrome heated towel rail. Ceiling spotlights. Extractor fan.

Exterior

Rear Garden

South East facing Rear Garden. Block paved terrace with steps leading down to lawn area. Mature trees to rear. Timber built Shed. Gated side access.

Garage

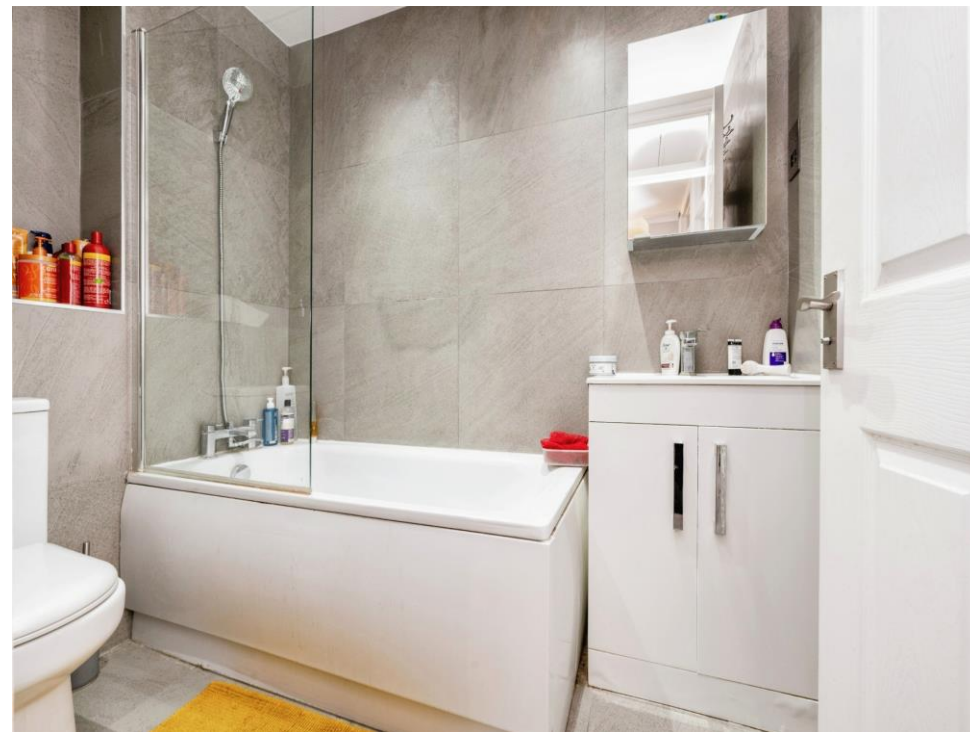
17' x 7' 9" (5.18m x 2.36m)

Power and light. Gas and electric meters and circuit board. Double glazed door to garden. Up and over door approached via own driveway and carport.

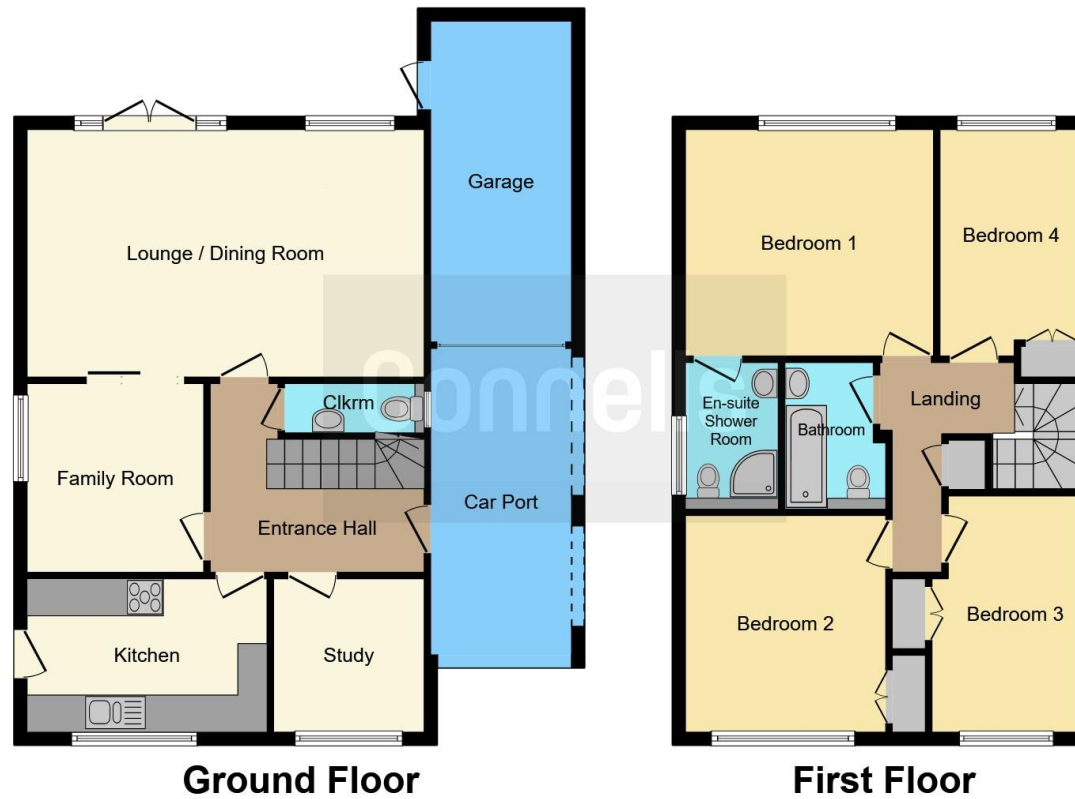
Local Authority

St Albans City & District Council – Council Tax Band F.









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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EPC Rating: C

Tenure: Freehold

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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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