



Connells

Broadstone Road
HARPENDEN



Property Description

A beautifully presented 4-bedroom detached family home situated in a sought-after location in the popular South Down area of Harpenden. The property offers an entrance hall, generous lounge/family room, kitchen, dining room, snug, ground floor bedroom and a shower room. On the first floor there are a further 3 bedrooms and a family bathroom.

To the front of the property is ample driveway parking and side access to rear garden. To the rear is a good-sized garden, mainly laid to lawn with a paved patio area ideal for entertaining.

Entrance Hall

Door to further accommodation

Family Room

20' 8" x 11' 1" (6.30m x 3.38m)

Light and airy dual aspect room with window to side and sliding patio doors overlooking garden and a radiator.

Dining Room

13' 3" x 10' 7" (4.04m x 3.23m)

Good sized dining room, open to snug, doors to family room and inner hall and a radiator.

Kitchen

11' x 8' 7" (3.35m x 2.62m)

A good-sized kitchen with a range of eye level

and base units with contrasting worksurfaces and splash back. Window and glazed patio door overlooking the garden, serving hatch and is space for a fridge/freezer, oven, washing machine and dish washer.

Snug

10' 3" x 5' 7" (3.12m x 1.70m)

Window to front and skylight bathes the room with natural light and provides a lovely snug area ideal for reading.

Home Office / Bedroom 4

12' 5" x 7' 4" (3.78m x 2.24m)

A good-sized ground floor bedroom currently being utilised as a home office, window to front and radiator.

Ground Floor Shower Room

7' 4" x 5' 9" (2.24m x 1.75m)

A good-sized shower room consisting of a single walk-in shower, vanity hand wash basin, low level flush WC and a heated towel rail.

First Floor

Bedroom 1

13' 5" x 11' 7" (4.09m x 3.53m)

Window to front, built in wardrobes and radiator.

Bedroom 2

11' 3" x 11' 4" (3.43m x 3.45m)

Good sized double bedroom, window to rear and radiator

Bedroom 3

8' 4" x 8' (2.54m x 2.44m)

Generous single bedroom, window to front and radiator

Outside

To the front of the property is ample driveway parking for 2 cars and a side access gate. To the rear is a good-sized garden mainly to lawn with a paved patio area ideal for entertaining and a timber framed shed to remain.









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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