



**Connells**

Springfield Crescent  
Harpenden



## Property Description

A beautifully presented THREE BEDROOM SEMI DETACHED FAMILY HOME situated in a sought-after location close to local schooling, station, and high street. The property has stunning uninterrupted rear views over rolling farmland and offers a generous entrance hall, large lounge, kitchen, and separate dining room.

While on the first floor there are 3 generous bedrooms, family bathroom and separate WC. To the front of the property there is ample driveway parking for 2 cars, single garage, and access to garden. To the rear is an 80ft garden with stunning countryside views, timber framed outbuilding and a paved patio area ideal for entertaining.

## Entrance Hall

8' 6" x 7' 5" ( 2.59m x 2.26m )

Glazed window to front of property, stairs ascending to first floor, open to lounge and a radiator

## Lounge

12' 8" x 11' 8" ( 3.86m x 3.56m )

Window to front, built in plantation shutters, open to dining area, wood burner, built in storage and a radiator

## Dining Room

9' 1" x 11' 8" ( 2.77m x 3.56m )

Window to rear, double glazed patio doors to garden and a radiator.

## Kitchen

11' 6" x 8' 6" ( 3.51m x 2.59m )

Range of eye level and base units with contrasting work surfaces and tiled splash backs. Windows overlooking garden and into entrance hall.

## First Floor Landing

### Bedroom 1

11' 7" x 10' 9" ( 3.53m x 3.28m )

A good sized bedroom with windows overlooking garden and countryside, built in wardrobes and a radiator

### Bedroom 2

12' 4" x 11' ( 3.76m x 3.35m )

A good sized bedroom with windows overlooking front, built in storage cupboard and a radiator.

### Bedroom 3

8' 6" x 7' 7" ( 2.59m x 2.31m )

Dual aspect windows, plantation fixed blinds and a radiator.

### Family Bathroom

8' 4" x 5' 5" ( 2.54m x 1.65m )

Window to rear, partially tiled, suite consists of a panel bath, vanity hand wash basin and heated towel rail

### Separate WC

Window to side, partially tiled with a low level WC

### Exterior

A good sized garden to front, gated side access. To the rear is a generous 80ft garden overlooking rolling countryside with a paved patio area ideal for entertaining and a timber framed outbuilding to remain

### Garage

Block paved driveway with off street parking for two cars

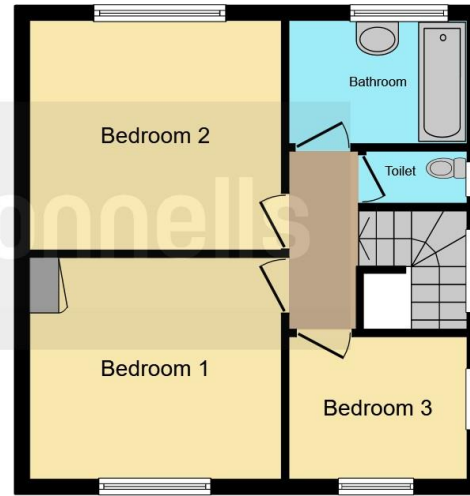




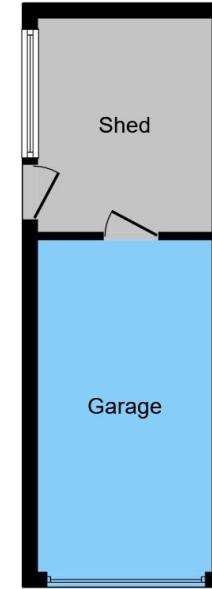




**Ground Floor**



**First Floor**



**Outbuilding**

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**EPC Rating: D**

Tenure: Freehold

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