



Connells

Kingsheath Park Bower Heath Lane
Harpenden



Property Description

A spacious TWO BEDROOM DETACHED PARK HOME, which forms part of the popular Kingsheath Park development that comprises of only 16 park homes for the over 50's, arranged around a green in a quiet part of Harpenden by Bowers Wood. The development is close to the local amenities at Batford, Harpenden and this property is being offered with no upper chain and also benefits from countryside views to the rear.

Internal viewing is strictly by appointment only, through Connells Harpenden.

Entrance Hall

Built-in storage cupboard. Radiator. Doors leading to: Study, Bedrooms 1 & 2 & Shower Room.

Study

6' 9" x 5' 10" (2.06m x 1.78m)

Double glazed windows to front. Radiator. Fitted shelving and worktop.

Lounge

16' 11" x 10' 10" (5.16m x 3.30m)

Double aspect room with double glazed windows to side and oriel bay window to front. Vaulted ceiling. Two radiators. Decorative fireplace. Glazed double doors leading to:

Kitchen / Dining Room

Dining Area

8' 5" x 7' 8" (2.57m x 2.34m)

Double glazed oriel bay window to side. Radiator. Obscure double-glazed door to rear. Opening onto:

Kitchen

10' 2" x 8' 5" (3.10m x 2.57m)

Range of fitted wall and floor units with worktop surfaces. Stainless steel single drainer sink unit. Gas cooker point. Plumbing for washing machine. Double glazed window. Built-in shelved airing cupboard.

Bedroom 1

11' 9" x 9' 5" (3.58m x 2.87m)

Double glazed windows to rear with superb views across farmland. Fitted wardrobes with cupboards above bed recess. Radiator.

Bedroom 2

9' 6" to wall x 8' 5" (2.90m to wall x 2.57m)

Double glazed windows to rear with superb views across farmland. Fitted wardrobes with cupboards above dressing table. Radiator.

Bathroom

Currently being used as a shower room. White suite comprising; walk-in shower with height adjustable shower unit. Vanity wash hand basin with mixer tap. Low level WC. Obscure double-glazed windows. Part tiled walls. Radiator. Shaver point.

Exterior

Garden To Four Sides

Rear Garden with paved patio and stunning views across farmland. Storage Shed (9'2 x 7'2).

Parking

Residents and Visitors Parking Area to front of development

Service Charge / Pitch Fee

£201.04 per calendar month.

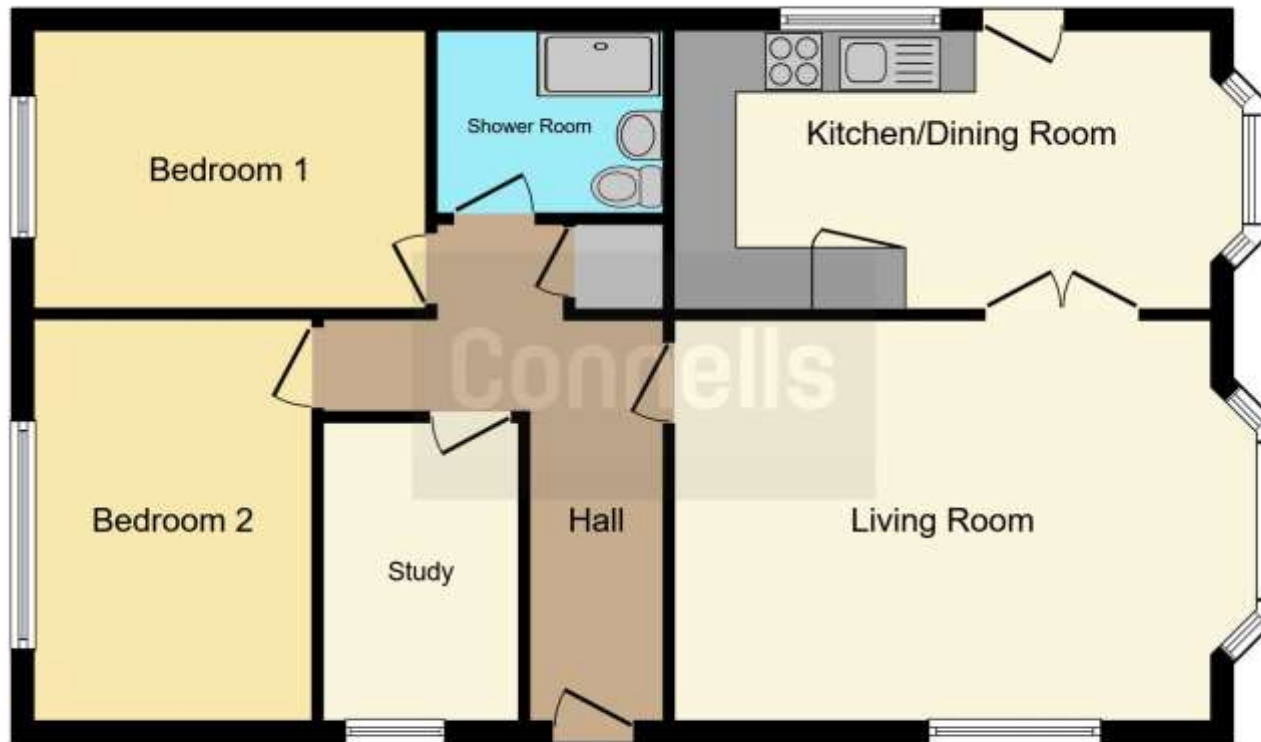
Local Authority

St Albans City & District Council - Council Tax Band A









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

To view this property please contact Connells on

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

50 High Street
HARPENDEN AL5 2SU

EPC Rating: Exempt

Tenure:

view this property online connells.co.uk/Property/HPN306618

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HPN306618 - 0008