



**Connells**

Southern Rise  
East Hyde Luton



## Property Description

A THREE BEDROOM SEMI DETACHED HOUSE, which requires modernisation and has potential for extension, to the rear and side, subject to obtaining local authority planning consent, and also included within the sale is a nearby parcel of land.

The property is located on Southern Rise, just off the Lower Harpenden Road within the hamlet of East Hyde, close to East Hyde Village Hall, the Greek Orthodox Church of St Charalambos and is only 2.4 miles from Harpendens vibrant Town Centre.

Internal viewing is strongly recommended and strictly by appointment through Connells Estate Agents.

## Front Porch

Front door leading to:

## Entrance Hall

Stairs leading up to First Floor Landing with understairs storage cupboard. Doors to Lounge/Dining Room and to Inner Hallway.

## Inner Hallway

Built-in airing cupboard housing factory lagged hot water cylinder. Door to:

## Downstairs Bathroom

White suite comprising P-shaped panelled bath with curved shower screen, mixer tap and hand shower attachment. Low level WC. Pedestal wash hand basin with mixer tap and pop up waste. Tiled walls and flooring. Obscure replacement double glazed windows to rear.

## Lounge

14' 5" x 10' 11" ( 4.39m x 3.33m )

Feature brick fireplace with matching plinth for television. Replacement double glazed windows to front. Coved cornices. Radiator. Door to:

## Kitchen / Breakfast Room

9' 8" x 10' 11" ( 2.95m x 3.33m )

Fitted wall and floor units with stainless steel single drainer sink unit with mixer tap. Space for electric cooker. cupboard concealing wall mounted Gloworm LPG boiler. Replacement double glazed windows overlooking rear garden and to garden.

## Spacious First Floor Landing

Doors to all Bedrooms. Built-in storage cupboard. Coved cornices. Access to loft space.

### Bedroom 1

10' 11" x 14' 2" ( 3.33m x 4.32m )

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

### Bedroom 2

10' x 9' 11" ( 3.05m x 3.02m )

Replacement double glazed windows to rear.  
Radiator.

### Bedroom 3

10' max x 7' 4" max ( 3.05m max x 2.24m max )

Replacement double glazed windows to front.  
Cast iron feature fireplace. Radiator.

### Exterior

### Covered Patio

Access to two brick built storage cupboards.  
Opening onto Rear Garden.

### Rear Garden

Naturally secluded rear garden with retaining wall that leads onto lawn area with mature hedge screen, backing onto farmland. External tap. Gated side access.

### Front Garden

Mainly laid to lawn with mature hedge screen and pathway leading to additional parcel of land.

### Parking

No allocated parking, however, there is off street parking nearby within the turning of Southern Rise.

### Adjacent Parcel Of Land

Adjacent to no. 8 and approached via a pathway from the front garden.

### Tenure

Freehold.

### Local Authority

Central Bedfordshire Council - Council Tax Band C









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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: F**

Tenure: Freehold

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