



**Connells**

Riverford Close  
HARPENDEN

# Riverford Close HARPENDEN AL5 4LX

for sale  
**£600,000**



## Property Description

A well-presented 3-bedroom semi-detached family home situated in a sought-after location close to local schooling. The property offers a porch entrance, hall, large bay-fronted lounge, kitchen and dining room and a large conservatory overlooking the garden. On the first floor there are 3 good sized bedrooms and a family bathroom. To the front of the property is a substantial driveway and access to single garage. To the rear is a large 100ft southwest facing garden, mainly laid to lawn with a decked patio area ideal for entertaining.

## Porch

3' 4" x 4' 8" (1.02m x 1.42m)

Glazed full length window to front, partial glazed door into entrance hallway.

## Entrance Hall

10' 2" x 5' 6" (3.10m x 1.68m)

Window to side, stairs ascending to first floor, understairs storage cupboard and a radiator.

## Lounge

16' 2" x 11' 7" (4.93m x 3.53m)

Generous sized lounge with a bay fronted window overlooking the front of the property and a radiator.

## Kitchen & Dining Room

17' 4" x 13' (5.28m x 3.96m)

Dual aspect windows to side and rear, patio door into rear garden and slider door into conservatory. Kitchen consists of a range of eye level and base units with integrated double oven and hob, with space for a fridge freezer, dish washer and washing machine.

## Conservatory

10' 2" x 9' 6" (3.10m x 2.90m)

Light and airy conservatory with views over garden currently being utilised as an art studio.

## First Floor

### Landing

Window to side and access to loft

### Bedroom 1

15' 5" x 10' 5" (4.70m x 3.17m)

Large bay fronted double bedroom with views over the front of the property, built in storage and a radiator.

### Bedroom 2

10' 9" x 10' 1" (3.28m x 3.07m)

Good sized second bedroom with window to rear and radiator.

### Bedroom 3

9' 10" x 7' 6" (3.00m x 2.29m)

Generous single bedroom with windows overlooking the front of the property and a radiator.

## Family Bathroom

7' x 5' 9" (2.13m x 1.75m)

A good-sized family bathroom with window overlooking rear garden and consisting of a panel bath, overhead electric shower and glass screen, hand wash basin, WC and a radiator.

## Outside

To the front of the property, we have ample driveway parking for a number of cars as well as access to single garage. To the rear is a 100ft garden mainly laid to lawn with a decked patio area ideal for entertaining.









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)

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**EPC Rating: D**

Tenure: Freehold

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