



Sherwoods Rise Harpenden AL5 1LU

for sale
£535,000



Property Description

Located in a rarely available cul-de-sac, an opportunity to acquire this three-bedroom family which is within easy walking of local schools and shops. The well-planned living accommodation comprises of a spacious reception hallway, downstairs cloakroom, good size lounge/diner and extended modern kitchen. On the first floor we have 3 good sized bedroom and a family bathroom. Outside offers good sized front and rear garden and a rear access gate.

Entrance Vestibule

Lighting, door to entrance hall.

Entrance Hallway

14' 11" x 5' 11" (4.55m x 1.80m)

Stairs leading to the first floor, walk in storage cupboard and understairs space.

Cloakroom

Low level WC and vanity wash hand basin.

Lounge/Diner

25' x 11' 5" max (7.62m x 3.48m max)

Wonderful light dual aspect lounge with window to front, patio doors to rear, two radiators, wall light points.

Kitchen

21' 9" x 8' 11" Max (6.63m x 2.72m Max)

Windows and door to rear garden. Ceramic tiled flooring, fitted with an excellent range of built in high gloss wall and base units with complementary wooden worksurfaces, One and a half stainless steel sink and drainer, gas hob, electric oven with extractor hood, integral washing machine, dishwasher, and fridge/freezer. Radiator.

First Floor Landing

Airing cupboard housing water cylinder. Hatch to loft (where the gas boiler is located).

Bedroom One

12' 5" x 11' 8" (3.78m x 3.56m)

A Good-sized double bedroom with window to front, fitted his/hers wardrobes with vanity area. Radiator. Wall light points.

Bedroom Two

12' 5" x 11' 7" Max (3.78m x 3.53m Max)

Another good-sized double bedroom with window to rear, radiator.

Bedroom Three

9' 6" Max x 7' 3" Max (2.90m Max x 2.21m Max)

Generous single bedroom, window to front, radiator, built-in overs stairs cupboard.

Bathroom

6' 3" x 5' 6" (1.91m x 1.68m)

Modern white suite comprising a panelled bath with independent shower and screen, low level WC, vanity wash hand basin, window to rear, heating towel rail, part tiled walls.

Outside

The property is approached via a pathway and garden. The rear garden is mainly laid to lawn with flower and shrub borders, patio area and gated rear access. Outside tap.









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: Awaited

Tenure: Freehold

check out more properties at connells.co.uk



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: HPN306174 - 0003