

Connells

Longfield Road Southdown Harpenden

# Longfield Road Southdown Harpenden AL5 1QF







## **Property Description**

A good sized 3-bedroom semi-detached family home located within a cul de sac in the highly sought after Southdown Area of Harpenden, close to The Grove School and the local amenities. The property offers a large dual aspect lounge, kitchen and breakfast room, ground floor bathroom and a pantry. On the first floor we have 3 good sized bedrooms. Outside offers a deceptively large Southerly aspect rear garden that includes a 16' Garden Room.

The property requires some modernisation and offers enormous potential for extension to the rear and side, subject to the usual planning constraints.

## **Entrance Hall**

Stairs Ascending to first floor, doors to further accommodation.

## Lounge

15' 11" Max Dimensions x 11' 4" Max Dimensions (4.85m Max Dimensions) x 3.45m Max Dimensions)

Large dual aspect room with window to front, patio doors overlooking the rear garden and a radiator.

#### Kitchen & Breakfast Room

11' 2" Max Dimensions x 10' 8" Max Dimension (3.40m Max Dimensions x 3.25m Max Dimensions)

A generous kitchen with window to front, door to lobby and rear garden. The kitchen consists of a range of eye level and base units with contrasting work surfaces, breakfast bar, tiled splash back, built-in oven, hob, and extractor.

#### **Ground Floor Bathroom**

7' 9" x 5' 11" (2.36m x 1.80m)

A good-sized family bathroom with window to rear, suite consists of a panelled bath with overhead shower, pedestal hand wash basin, low level WC and a radiator.

## **First Floor**

#### Bedroom 1

15' 11" x 11' 2" (4.85m x 3.40m)

A large principal bedroom with dual aspect with a large built-in wardrobe.

## Bedroom 2

11' 4" Max dimensions x 11' 2" Max dimensions (3.45m Max dimensions x 3.40m Max dimensions)

Another good-sized double bedroom with window to front and a radiator.

#### Bedroom 3

A generous single bedroom with window to rear and a radiator.

### Outside

To the front of the property is a good-sized garden with a paved pathway. To the rear of the property is a substantial garden mainly laid to lawn with a garden room currently being utilised as a home office.













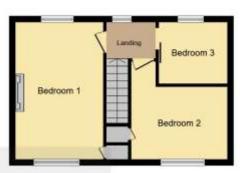




Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes







First Floor



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

check out more properties at connells.co.uk

**EPC Rating: D** 



Tenure: Freehold



<sup>1.</sup> 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.