



Connells

Longfield Road
Southdown Harpenden



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 Dimension)

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.

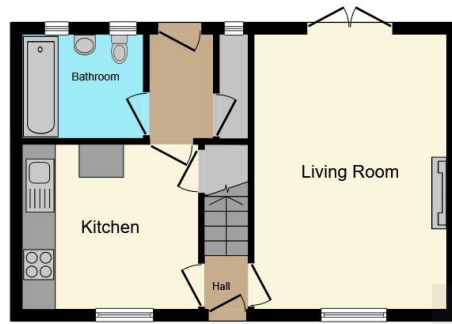
Outside

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.

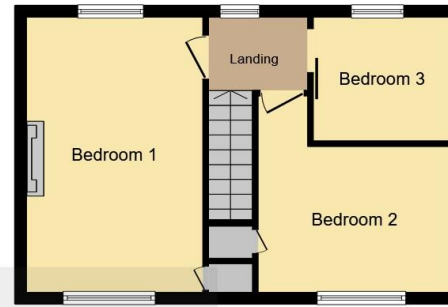




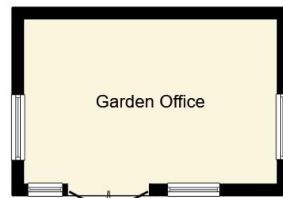




Ground Floor



First Floor



Outbuilding

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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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Property Ref: HPN306410 - 0005