



Connells

Broadstone Road
Harpenden



Property Description

A well-presented 3-bedroom semi-detached family home situated in the popular area of Southdown in Harpenden, close to local schooling and amenities. The property offers an entrance hall, 24ft dual aspect lounge and dining room, modern kitchen, ground floor cloakroom and a personal door into the garage. On the first floor we have 3 generous sized bedrooms and a modern family bathroom. The property benefits from driveway parking, single garage, and side access to garden. To the rear of the property there is a generous 60ft secluded garden mainly laid to lawn with a paved patio area ideal for entertaining. The property offers scope for extension, subject to the usual planning constraints and is has no onward chain.

Entrance Hallway

3' 8" x 6' 10" (1.12m x 2.08m)

A good-sized entrance hallway with window to side and door into lounge.

Lounge

24' 10" x 10' 4" (7.57m x 3.15m)

Large dual aspect lounge with window to front and slider patio doors opening onto garden.

Kitchen

11' 5" x 8' 6" (3.48m x 2.59m)

A good-sized modern kitchen with window and patio door to door and consisting of a range of eye level and base units with contrasting worksurfaces and splash back with integrated oven, hob and extractor and space for a freestanding fridge and freezer.

First Floor

Landing

10' 6" x 6' 5" (3.20m x 1.96m)

Loft access and storage cupboard.

Bedroom 1

13' 5" x 11' 4" (4.09m x 3.45m)

Window to front and a radiator.

Bedroom 2

11' 3" x 11' (3.43m x 3.35m)

Window to rear and a radiator.

Bedroom 3

7' 9" x 7' 10" (2.36m x 2.39m)

Window to front and a radiator.

Family Bathroom

8' 9" x 5' 5" (2.67m x 1.65m)

A good-sized family fully tiled bathroom with window to rear and consisting of a panelled bath with overhead Aqualisa shower, vanity hand wash basin, heated towel rail and low-level flush WC.

Outside

To the front of the property, we have driveway parking, access to single integral garage and a side access gate. To the rear is a secluded 60ft garden, mainly laid to lawn with a paved patio area ideal for entertaining.

Garage

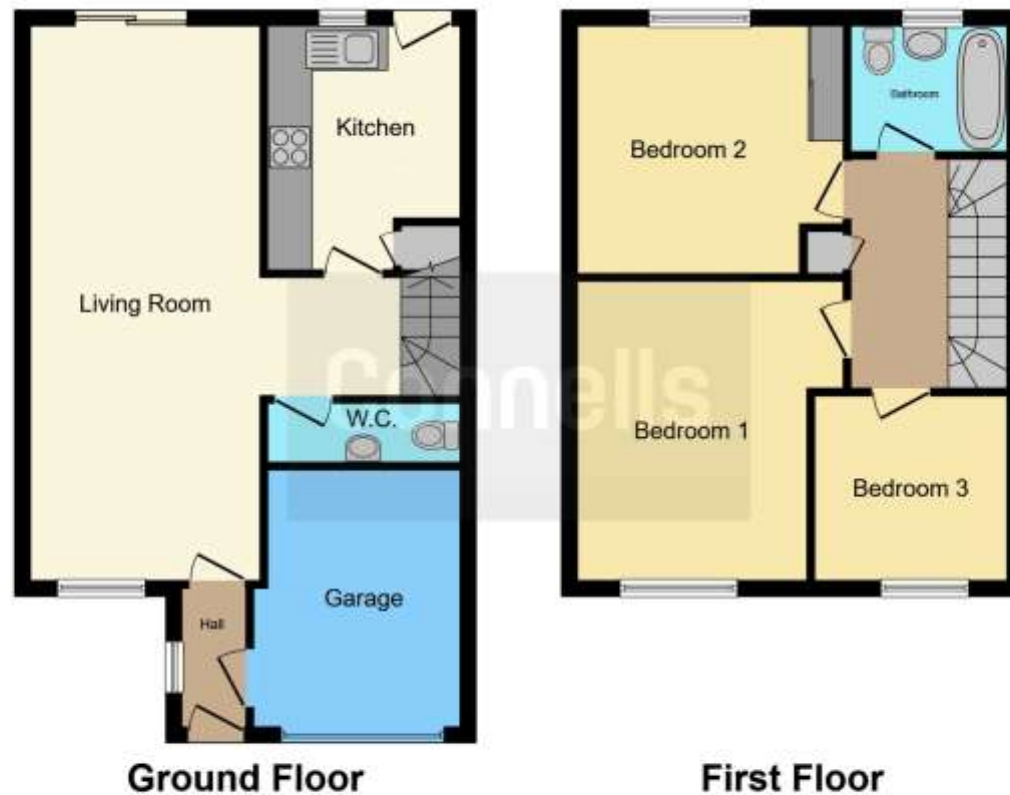
15' 9" x 7' 10" (4.80m x 2.39m)

A good-sized garage with light and power and plumbing for a washing machine/dryer.









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

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Tenure: Freehold

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