



Connells

Molescroft
Harpenden

Molescroft Harpenden AL5 3LS

for sale guide price
£1,000,000



Property Description

An opportunity to acquire this beautifully presented extended detached family home which benefits from no onward chain. The accommodation briefly comprises an inviting reception hallway, study, downstairs cloakroom, utility room, fitted kitchen, open plan split level lounge and dining room with wood burner and bi-folding doors opening onto a decked entertaining area.

The first floor offers four good size bedrooms, master suite with ensuite wet room, and a further family bathroom.

Outside offers a block paved double driveway with side access to the rear garden which has an abundance of mature flower beds, formal lawned area and a summer house/office which has light and power, complimented with a further entertaining area with pergola and display lighting. The property is located within the catchment area of 'outstanding' Roundwood and Wood End Schools.

Reception Hallway

9' 9" x 6' 7" (2.97m x 2.01m)

Tiled flooring, stairs to first floor, understairs cupboard, cloaks, and additional shoe cupboards.

Study

11' 6" x 7' 2" (3.51m x 2.18m)

Dual aspect windows to front and side, built in meter cupboard, radiator.

Cloakroom

White suite comprising a low-level WC, wash hand basin, tiled flooring, radiator, and a window to front.

Utility Room

6' 8" x 5' 2" (2.03m x 1.57m)

Window to front, space and plumbing for washing machine, tumble dryer, and fridge/freezer and sink unit.

Kitchen

12' 10" x 8' (3.91m x 2.44m)

Window to side, fitted with a comprehensive range of matt white wall and base units with complimentary worksurfaces incorporating a ceramic sink unit, a range cooker (included with sale) with extractor hood over, dishwasher and fridge, steps leading down to the dining room and a radiator.

Lounge

17' 10" x 12' 11" (5.44m x 3.94m)

Window to side, radiator, solid wood flooring, built in wood burner, two radiators and steps leading down to the dining room.

Dining/Family Room

24' 8" x 10' 5" (7.52m x 3.17m)

Windows to side and rear, bi-fold doors leading out to the decked entertaining area and two radiators.

First Floor Landing

Doors leading to

Master Bedroom Suite

13' 6" x 10' 3" (4.11m x 3.12m)

Window to rear, radiator, raised area with bookcase and door leading to an airing cupboard. Further door leading to an en-suite wet room.

En Suite Wet Room

10' 4" x 3' 11" (3.15m x 1.19m)

Modern fitted suite comprising of tiled walls and floor, shower area, low level WC, wash hand basin, heated towel rail and a skylight window.

Bedroom Two

12' 9" x 11' 9" (3.89m x 3.58m)

Three skylight windows to side, radiator.

Bedroom Three

11' 10" x 11' 6" (3.61m x 3.51m)

Windows to front and side, radiator, hatch to loft.

Bedroom Four

11' 8" x 8' 9" (3.56m x 2.67m)

Window to front, radiator, hatch to loft.

Family Bathroom

8' 9" x 8' 3" (2.67m x 2.51m)

A modern suite comprising a double fully tiled shower cubicle, bath, low level WC, wash hand basin with illuminated mirror over, tiled flooring and walls, radiator, and a heated towel rail.

Outside

The property is approached via a block paved double driveway with mature flower bed and gated side access to the rear. The garden is divided into various areas including a formal lawned area, raised decked entertaining section, entertaining area with pergola, pond and display lighting, greenhouse (with power), and vegetable garden. Plus, a further area ideal for the erection of a pod/workshop if required. Shed and bike storage.

There is also a purpose-built summer house/office measuring 11'5 x 9'4 which has pine walls with bar area, power with own consumer unit, telephone line and broadband.









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: C Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/HPN306909



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: HPN306909 - 0007