



**Connells**

Grove Road  
Harpenden





### Property Description

A rarely available 2-bedroom semi-detached bungalow situated within an easy walking distance of local shops. The property comprises an entrance hallway, generous lounge, separate kitchen, 2 double bedrooms and a purpose shower room. Outside offers driveway parking, single garage and a good-sized rear garden mainly laid to lawn. There is potential to extend subject to the usual planning constraints. The property is offered on with no onward chain.

### Entrance Hallway

14' 1" x 5' 6" Max (4.29m x 1.68m Max)

Radiator, laminate flooring, storage cupboard and airing cupboard with radiator.

### Shower Room

7' 6" x 4' 7" (2.29m x 1.40m)

Window to side, walk in double shower, low level WC, wash hand basin, part tiled walls.

### Lounge

13' 11" x 13' 3" (4.24m x 4.04m)

Laminate flooring, window to side and rear, door leading to rear garden, radiator.

### Kitchen

10' 7" x 8' 4" (3.23m x 2.54m)

Window to side, fitted with a range of wall and base units with complimentary worktops incorporating a stainless-steel sink unit, space for washing machine, fridge/freezer, gas hob with oven and grill. Gas combi boiler.



### Bedroom One

14' 4" x 10' (4.37m x 3.05m)

Window to rear, radiator.

### Bedroom Two

10' 8" x 10' (3.25m x 3.05m)

Window to front, radiator.

### Outside

The property is approached via steps and attractive rockery with side access to the rear.

The rear garden is a good size and laid to lawn with patio area. Door leading to the garage.

### Garage/Workshop

21' 9" x 10' (6.63m x 3.05m)

Power and light connected. Driveway located to the side of the garden.













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To view this property please contact Connells on

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50 High Street  
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EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

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