



Connells

Courtfields
Harpenden



Property Description

A well-presented large 4 bedroom detached family home situated in a sought-after location close to Crabtree primary school. The property offers an entrance hall, large lounge, kitchen and breakfast room, dining room and a ground floor cloakroom. On the first floor there are 4 double bedrooms, ensuite and a further family bathroom. Outside offers generous driveway parking, car port, single garage and front garden. To the rear is a good-sized west facing garden, mainly laid to lawn with a personal door into garage.

Entrance Hall

11' 9" x 9' 6" (3.58m x 2.90m)

Stairs to first floor and a radiator.

Lounge

20' 9" x 14' 8" (6.32m x 4.47m)

Generous sized lounge with views to front, open to dining room, feature fireplace and a radiator.

Kitchen & Breakfast Room

20' 9" x 8' 5" (6.32m x 2.57m)

Window and patio doors overlooking garden, kitchen consists of a range of eye level and base units with contrasting work surfaces and tiled splash back. Integrated appliances include a double oven, electric hob, extractor and fridge freezer with freestanding washing machine and dish washer to remain.

Dining Room

10' 7" x 9' 5" (3.23m x 2.87m)

Open to lounge, window to side and a radiator.

Cloakroom

7' 9" x 2' 4" (2.36m x 0.71m)

Window to side, single hand wash basin and a low level flush WC.

First Floor

Landing

11' 7" x 9' 8" (3.53m x 2.95m)

Window to side, access to loft and a radiator.

Bedroom 1

13' 8" x 11' 9" (4.17m x 3.58m)

Double bedroom with window to front, built in wardrobe and a radiator.

Ensuite

8' x 5' 4" (2.44m x 1.63m)

Generous ensuite with window to side and consisting of a panel bath with overhead shower and glass screen, vanity hand wash basin, heated towel rail and benefits from being full tiled.

Bedroom 2

11' 5" x 10' 5" (3.48m x 3.17m)

Another good sized double bedroom with window to front, built in wardrobe and

radiator.

Bedroom 3

12' 1" x 7' 8" (3.68m x 2.34m)

A good sized bedroom with window to rear, built in wardrobe and a radiator.

Bedroom 4

11' 9" x 7' (3.58m x 2.13m)

Another good sized bedroom with window to front, built in wardrobe and a radiator.

Shower Room

8' x 5' 2" (2.44m x 1.57m)

A good sized shower room with single shower, vanity hand wash basin, low level flush WC and a heated towel rail.

Outside

To the front of the property is a substantial driveway, access to single garage, car port and access to garden. To the rear we have a generous west facing garden mainly laid to lawn with a paved patio area ideal for entertaining and a personal door into the garage.

Garage

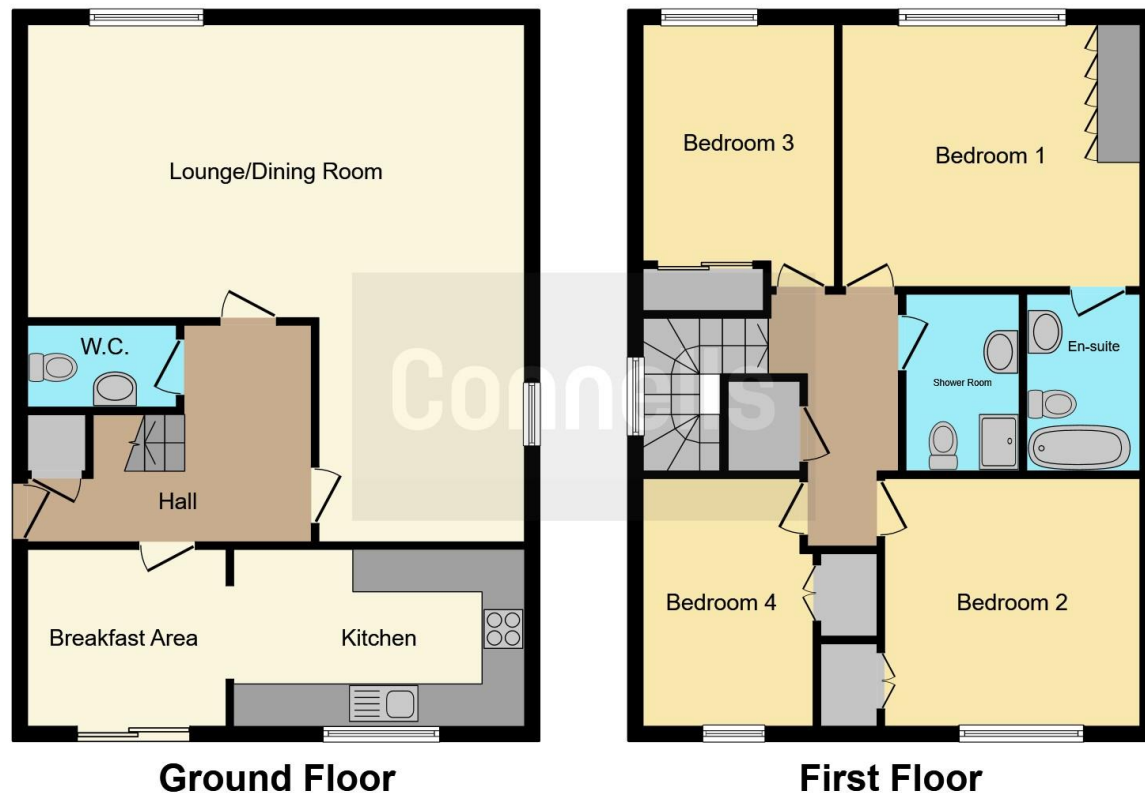
16' 10" x 8' 7" (5.13m x 2.62m)

Single garage, up and over door, personal door into garden, with light and power.









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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EPC Rating: C Council Tax
 Band: F

Tenure: Freehold

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