



Connells

Saxon Close
Harpenden

Saxon Close Harpenden AL5 5HT

for sale
£645,000



Property Description

Saxon Close is a peaceful residential area situated approximately a mile from the mainline station and High Street. Close to local amenities on the Lower Luton Road as well as the Lea Valley Nature Reserve with its open spaces, playground and wonderful walks along the River Lea. Further potential to extend to the side and into the loft space (subject to planning permission).

Entrance Hall

UPVC neo-Georgian window to front and front door to side. Stairs leading to first floor with storage cupboard under. Luxury hardwearing laminate flooring

Downstairs Cloakroom

Situated off the family room, low level WC, wash hand basin, hardstanding laminate flooring

Dining Room

11' 7" max x 11' 1" (3.53m max x 3.38m)

Hard wearing luxury laminate flooring, two neo-Georgian UPVC windows to the front,

Lounge

12' 5" x 10' (3.78m x 3.05m)

Hardstanding luxury laminate flooring, Archway leading to the dining area. aluminium bi folding doors from the lounge leading to the garden.

Kitchen

11' x 8' 8" (3.35m x 2.64m)

Luxury hard wearing laminate flooring, UPVC window to the rear, Bosch fitted electric hob and oven, Quartz work tops and Bosch integrated dish washer and washing machine, spotlighting and built in pantry with lighting.

Family Room

Irregular Shaped Room 10' x 8' 7" (3.05m x 2.62m)

UPVC window to the front, luxury laminate flooring with door to front and a door to back garden. Ideal for an older child who wants their own privacy and front door.

Landing

UPVC neo-Georgian window to the side, loft hatch with drop down ladder fully boarded with lighting.

Bedroom One

13' 10" into wardrobe x 9' 6" (4.22m into wardrobe x 2.90m)

Two UPVC neo-Georgian windows to front, rad, TV point

Bedroom Two

11' 6" x 11' 5" (3.51m x 3.48m)

UPVC neo-Georgian window to rear, fitted double wardrobe with mirrored door and two single built in cupboards, spotlighting.

Bedroom Three

8' 9" x 8' 5" (2.67m x 2.57m)

UPVC neo-Georgian window to the front and radiator

Bathroom

Luxury white suite comprising of LLWC, WHB, fully tiled with laminate flooring and spotlighting.

Parking

Block paving for at least four cars with mature hedgerow surrounding the access and security lighting.

Rear Garden

East facing, beautifully maintained and landscaped built over two tiers mostly laid to lawn with shrubs surrounding Stone patio area off the lounge with a second patio area to the rear of garden ideal for a private seating area. Outside tap and lighting.

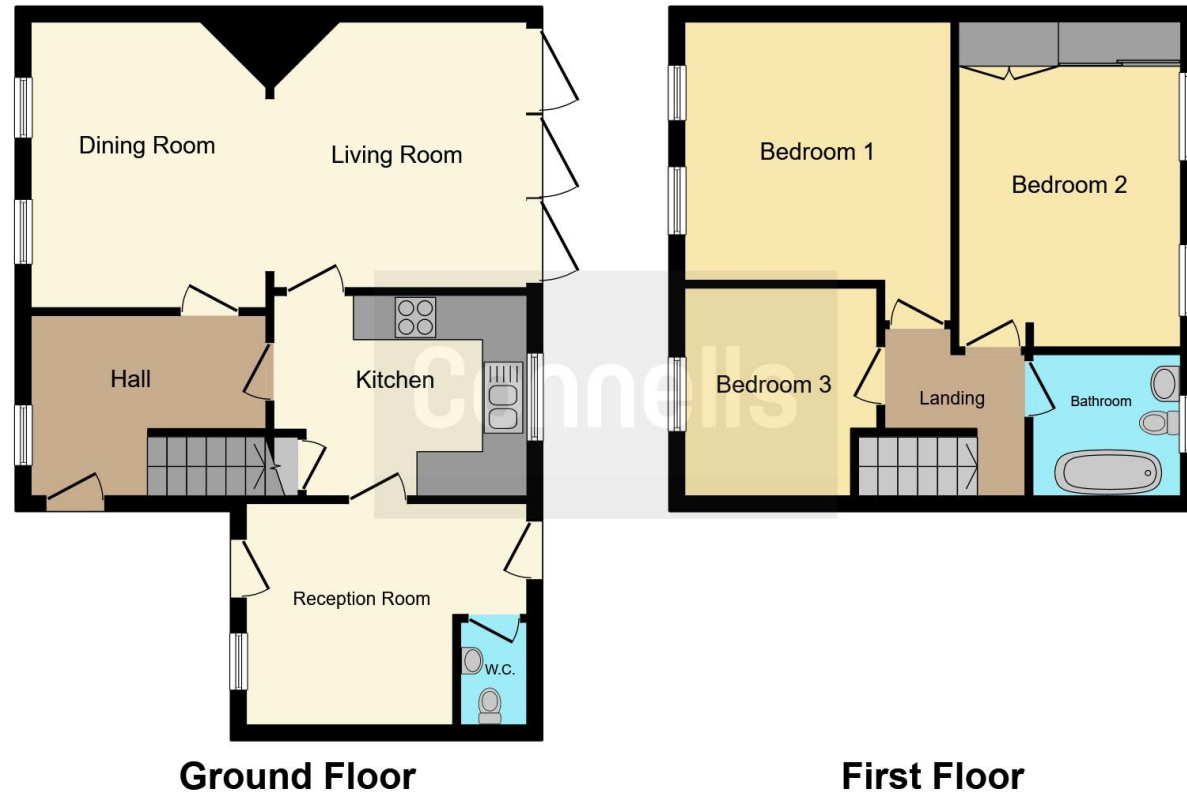
Special Features

Lovely roof top views over Harpenden, close to excellent local schools, quiet residential area, potential to extend into the loft and to the side subject to planning permission.









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: D Council Tax
 Band: D

Tenure: Freehold

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