



Connells

Gilpin Green
Harpenden

Gilpin Green Harpenden AL5 5NP

for sale offers in excess of
£375,000



Property Description

A light and spacious two-bedroom first floor maisonette situated within a peaceful, quiet, residential area overlooking the green. This well-presented property enjoys its own private lawned front garden with a BBQ area - perfect for the summer and relaxing in the sunshine. Conveniently located within close proximity of both Harpenden mainline station and High Street. An ideal home for anyone seeking comfort, convenience and a pleasant outdoor space.

Entrance Hall

Door to the side, stairs to the first floor

Lounge/Diner

17' 8" x 10' 5" (5.38m x 3.17m)

Radiator, UPVC window to the front, spotlighting

Kitchen

10' 4" x 8' (3.15m x 2.44m)

UPVC window to the front and side, sink and drainer, dishwasher, washing machine and spotlights

Bedroom One

13' x 11' (3.96m x 3.35m)

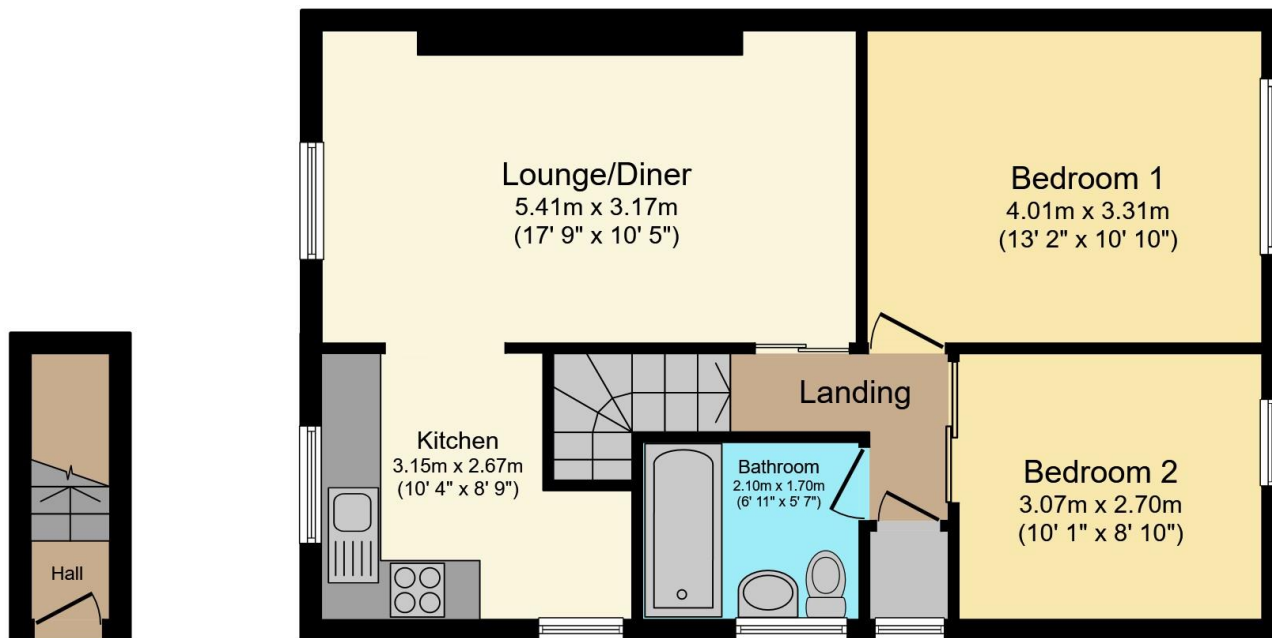
UPVC window to the rear and radiator

Bedroom Two

10' 1" x 8' 9" (3.07m x 2.67m)

UPVC window to the rear and radiator





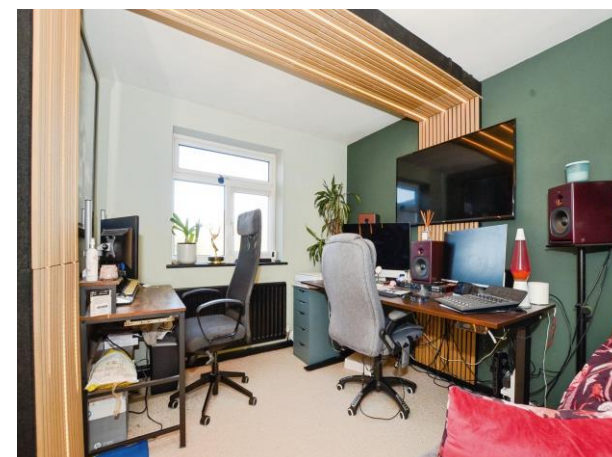
Ground Floor

First Floor

Total floor area 58.9 m² (634 sq.ft.) approx

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.propertybox.io

Connells



To view this property please contact Connells on

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50 High Street
HARPENDEN AL5 2SU

EPC Rating: C

Council Tax
Band: D

Service Charge: Ask
Agent

Ground Rent:
200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HPN307039

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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.

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