



**Connells**

Churchfield  
Harpenden



### Property Description

A modern detached family home, offering immediate vacant possession with onward chain. Located in a rarely available location just off Piggottshill lane.

This well-planned accommodation comprises of downstairs cloakroom, 32-foot lounge, separate dining room and additional reception room. First floor has four good sized bedrooms with family bathroom and En suite.



## Entrance Hall

Radiator and spotlights

## Lounge

32' 6" x 11' 2" ( 9.91m x 3.40m )

UPVC window to the front, radiator x 3, French doors to the garden and gas coal fireplace

## Reception Room

10' 10" x 7' 10" ( 3.30m x 2.39m )

UPVC window to the front and side, radiator and French doors to the dining room.

## Dining Room

10' 10" x 8' 6" ( 3.30m x 2.59m )

UPVC window to the side and 2 x radiator, double doors leading to the lounge and cupboard under the stairs.

## Kitchen

12' 2" x 8' 6" ( 3.71m x 2.59m )

UPVC window to the rear, plumbing for washing machine, built in fridge freezer and oven. ceramic tiles and electric hob

## Bedroom One

11' 10" max x 9' 10" ( 3.61m max x 3.00m )

UPVC window to the front, 3 x double fitted wardrobes, radiator and spotlights

## Bedroom Two

17' 5" x 7' 10" ( 5.31m x 2.39m )

UPVC window to the rear, radiator and spotlights

## En Suite

UPVC window to the side, shower cubicle, heated towel rail, part tiled wall and WHB

## Bedroom Three

11' 10" x 10' 10" ( 3.61m x 3.30m )

UPVC window to the front and radiator

## Bedroom Four

10' 10" x 8' 6" ( 3.30m x 2.59m )

UPVC window to the rear, radiator and built in double wardrobe.

## Bathroom

UPVC window to the side, WHB, LLWC, heated towel rail and spotlights









**Ground Floor**

**First Floor**

Total floor area 126.8 m<sup>2</sup> (1,365 sq.ft.) approx

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**Connells**

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EPC Rating:  
 Awaited

Tenure: Freehold

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