





Property Description

A deceptively spacious three bedroom terraced property situated within a quiet cul-de-sac in Willow Way. Offered for sale with no upper chain and close to both popular primary and secondary schools in Harpenden. There are also shops and amenities within close proximity.

Harpenden is a town in the City of St Albans district, in the county of Hertfordshire. It is bordered by the neighbouring villages of Redbourn & Wheathampstead. Harpenden is known as a commuter town, with frequent and direct rail connections into London St Pancras. The M1 runs in close proximity. The closest access to the M1 is Junction 9 & 10 with convenient links to all London airports. Harpenden is famed for its exceptional schooling attracting good/outstanding Ofsted.

A notable feature of Harpenden is its abundance of beautiful parks and commons. The central area of Harpenden, known locally as "the village" is characterised by Church Green, Leyton Green and the High Street Greens, which give the town its provincial feel. The town is renowned for its local sporting facilities including golf, tennis, rugby, football and cricket clubs, catering for all ages and abilities. In addition there is an abundance of restaurants, coffee shops and boutiques setting the town apart.

Spacious 3 bedroom family home with lounge, fitted kitchen, 3 bedrooms and family bathroom. With a South Easterly facing garden and located within close proximity of excellent Schools and local amenities.

Key Features

- Spacious 3 bedroom family home
- No onwards chain
- Generous size lounge
- South East facing rear garden
- Within close proximity of excellent Schools and local amenities
- Fitted kitchen with integrated dishwasher
- New boiler recently fitted

Entrance Porch

Cupboard housing boiler. Door to front and window to side.

Entrance Hall

Storage. Radiator. Door to front.

Lounge

19' max x 15' 8" max (5.79m max x 4.78m max)

Patio doors onto South East facing garden.

Kitchen

9' 11" x 7' 9" (3.02m x 2.36m)

Fitted kitchen with wall and base units. Sink and drainer. Work surfaces. Part tiling. Electric double oven and electric hob. Cookerhood. Plumbing for washing machine. Integrated dishwasher. Fridge/Freezer. Breakfast bar. Electric radiator. Double glazed window to front.

Landing

Airing cupboard. Loft access to Boarded and insulated loft with lighting.

Bedroom 1

11' 3" x 9' 11" (3.43m x 3.02m)

Built in wardrobes. Radiator. Double glazed window to front.

Bedroom 2

13' 9" x 9' 11" (4.19m x 3.02m)

Built in wardrobe housing new pump for shower. Radiator. Double glazed window to rear.

Bedroom 3

10' max x 6' 11" max (3.05m max x 2.11m max)

Built in wardrobe. Radiator. Double glazed window to rear.

Bathroom

Bath with mixer tap, shower, wash hand basin and WC. Spotlights. Radiator. Double glazed window to front.

Front Garden

Patio leading to the front door. Mature shrubs and tree with lawn area.

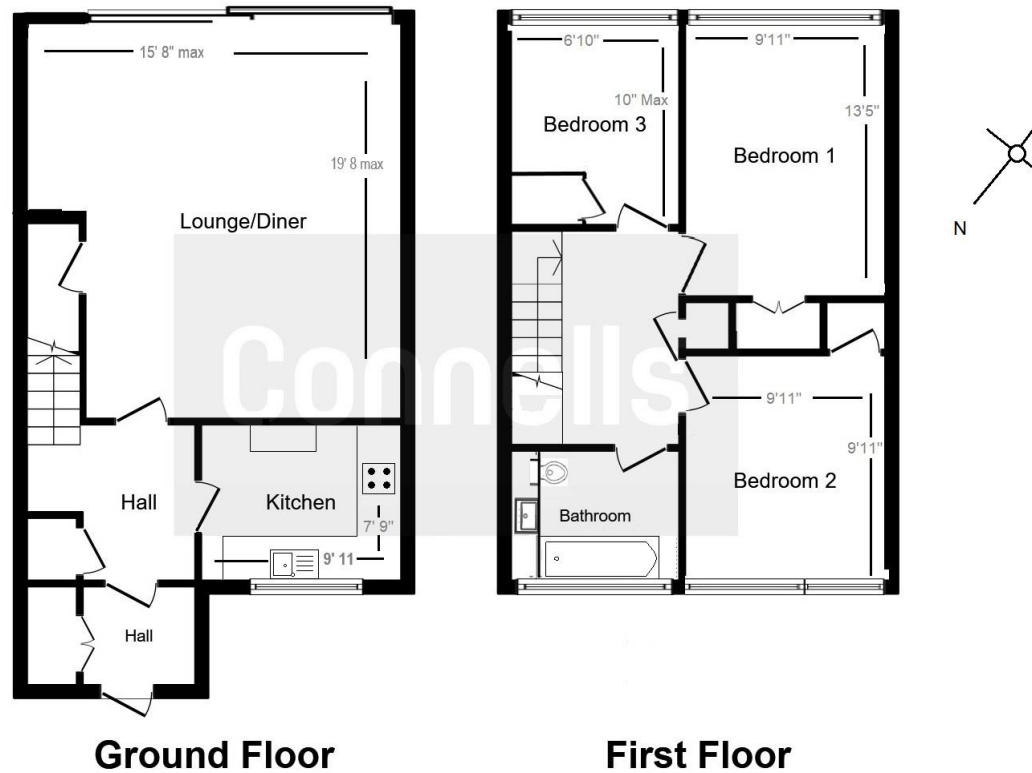
Rear Garden

Mainly laid to lawn with pario area and shed. Enclosed by timber fencing with gated access to rear.









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).
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EPC Rating: C

Tenure: Freehold

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