



Connells

Gilpin Green
Harpenden



Property Description

Spacious 2 bedroom ground floor maisonette with lounge, kitchen, 2 double bedrooms and a bathroom. Garden and brick built store cupboard. The property is situated in a fantastic location within walking distance to the train station, overlooking a beautiful green.

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.

Entrance Hall

Under stairs cupboard. Door to side.

Lounge

17' 9" x 10' 11" max (5.41m x 3.33m max)

Gas fireplace. Radiator. Double glazed window to front.

Kitchen

8' 10" x 7' 2" (2.69m x 2.18m)

Fitted kitchen with wall and base units. Sink and drainer. Work surfaces. Gas cookerpoint. Cookerhood. Plumbing for washing machine. Space for fridge freezer. Electric under floor heating. Central heating boiler.

Bedroom 1

13' 1" x 11' (3.99m x 3.35m)

Radiator. Double glazed window to front.

Bedroom 2

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

Radiator. Double glazed window to rear.



Bathroom

Bath, wash hand basin and WC. Electric under floor heating. Double glazed window to side.

Rear Garden

Mainly laid to lawn. Brick built storage shed.

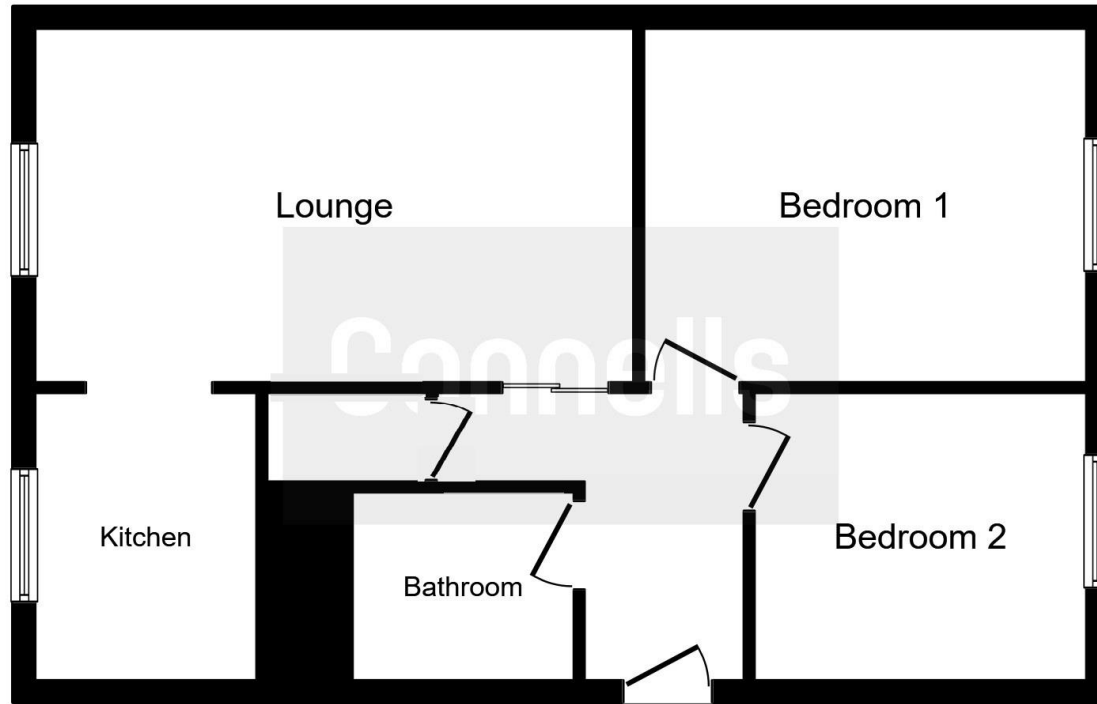
Garage

In Block.









Floor Plan

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: Leasehold

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Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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