



Connells

Bewdley Close
Southdown Harpenden



Property Description

A contemporary style THREE BEDROOM, TWO BATHROOM, TWO RECEPTION ROOM DETACHED FAMILY HOUSE, situated within a quiet cul de sac that forms part of the highly sought after Cross Farm Estate in Southdown, Harpenden, which is close to the fantastic local amenities, as well as stunning countryside walks towards Norman's-land and Wheathampstead.

The property offers potential for extension to the rear and side, subject to obtaining planning consent. Internal viewing is recommended and strictly by appointment through Connells Estate Agents - Harpenden Office.

Entrance Hall

Obscure double glazed front door. Coved cornices, Doors leading to Lounge and to:

Guest Cloakroom

White suite comprising low level WC, vanity wash hand basin with tiled splashback. Obscure replacement double glazed windows to front. Radiator.

Living Room

14' 11" x 14' 4" plus stairs (4.55m x 4.37m plus stairs)

Replacement double glazed windows to front. Feature brick fireplace. Coved cornices. Wired for wall lights. Radiator. Staircase leading to First Floor Landing. Under stairs storage cupboard. Doors leading to: Dining Room & Kitchen.

Dining Room

9' 9" x 9' 2" (2.97m x 2.79m)

Replacement double glazed sliding patio door leading to rear garden. Coved cornices. Radiator. Wired for walllights.

Kitchen

9' 9" x 8' 4" (2.97m x 2.54m)

Range of fitted wall and floor units with worktop surfaces. Stainless steel one and a half bowl sink unit. Plumbing for washing machine. Zanussi gas four ring hob with oven below and cooker hood above. Replacement double glazed windows to rear. Radiator. Door to Garage. Wall mounted gas fired central heating boiler.

Landing

Coved cornices. Access to loft with lighting. Built-in airing cupboard housing factory lagged hot water cylinder.

Bedroom 1

10' 2" plus door recess x 9' 6" plus wardrobes (3.10m plus door recess x 2.90m plus wardrobes)

Replacement double glazed windows to front. Range of built-in wardrobes. Coved cornices. Radiator. Television aerial point. Door leading to:

Ensuite Shower Room

Shower cubicle with Aqualisa shower unit. Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Obscure replacement double glazed windows to rear. Extractor fan.

Bedroom 2

9' 10" plus door recess x 12' 5" max (3.00m plus door recess x 3.78m max)

Replacement double glazed windows to rear. Coved cornices. Radiator.

Bedroom 3

7' 8" x 7' 2" (2.34m x 2.18m)

Replacement double glazed windows to rear. Coved cornices. Radiator.

Bathroom

Suite comprising panelled bath with mixer tap, Aqualisa shower unit above and glazed shower screen. Vanity wash hand basin with mixer tap. Obscure replacement double glazed windows. Radiator. Extractor fan.

Exterior

Rear Garden

Paved patio leading onto lawn area. External power point and tap. Gated side access.

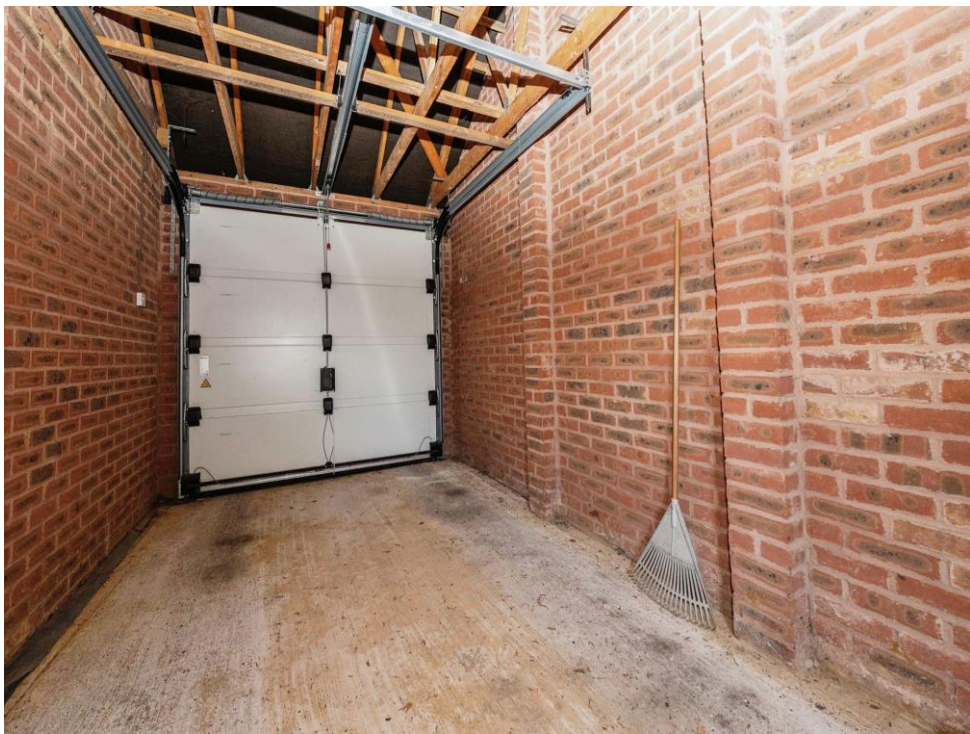
Garage

Single garage with vaulted ceiling. Power and light. Courtesy door to Kitchen. Up and over door approached via an own driveway.

Local Authority

St Albans City & District Council - Council Tax Band F.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/HPN306095



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