



**Connells**

Chesterton Avenue  
Harpenden



## Property Description

A spacious and extended four-bedroom semi-detached family home situated within a Cul de sac location. This home is close to two excellent primary schools, Crabtree and High Beeches, and the Thameslink mainline station. The property comprises of a downstairs cloakroom, study to the front, good size lounge/diner, a spacious open plan kitchen /breakfast room, master bedroom with ensuite shower room and block paved parking for two cars.

### Entrance Porch

UPVC door to front and window to side

### Downstairs Cloakroom

Situated off the lounge and comprises of, low level WC, wash hand basin, spotlights, tiled flooring.

### Lounge/ Dining Room

Irregular Shaped Room 20' 3" max x 14' 8" max (6.17m max x 4.47m)

UPVC window to front and side, laminate flooring, modern pebble effect gas fireplace with stone surround, two radiators, stairs leading to first floor with storage cupboard under.

### Study

8' 1" x 6' 7" (2.46m x 2.01m)

UPVC window to front, radiator, spotlights, wood flooring.

### Kitchen/ Breakfast Room

19' 5" x 16' 8" (5.92m x 5.08m)

UPVC window to rear and French doors leading to garden, Two Velux windows to rear, spotlights, cupboard under stairs, built in dishwasher gas hob and electric oven, two built in fridge freezers, breakfast bar, plumbing for washing machine, UPVC door to side access.

### Landing

Stairs from lounge, UPVC window to side, radiator on the stairs, loft hatch with ladder part boarded with power and light

### Bedroom One

12' 2" x 10' 4" (3.71m x 3.15m)

UPVC window to front, radiator

### Ensuite Shower Room

White suite comprising of, shower cubicle, wash hand basin, spotlights, extractor fan, tiled flooring

### Bedroom Two

9' 8" x 8' 9" (2.95m x 2.67m)

UPVC window to front, radiator

### Bedroom Three

10' 5" x 7' 5" (3.17m x 2.26m)

UPVC window to rear, radiator

### Bedroom Four

9' 9" x 8' 9" (2.97m x 2.67m)

UPVC window to rear, radiator

### Bathroom

7' 4" x 6' 5" (2.24m x 1.96m)

Luxury white suite comprising of, UPVC window to side, fully tiled with ceramic tiled flooring, low level WC, wash hand basin, extractor fan, heated towel rail, spotlights, shaver point, bath, built in bathroom cabinet.

### Parking

Blockpaved parking for two cars

### Front Garden

Lawned area to side of driveway.

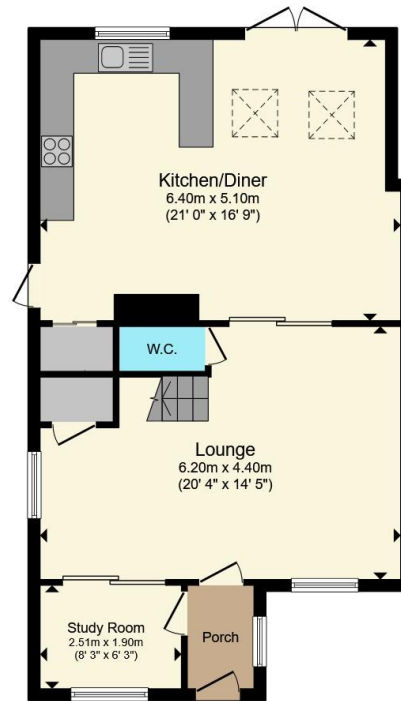
### Rear Garden

Mostly laid to lawn with patio area, fully fenced and enclosed.

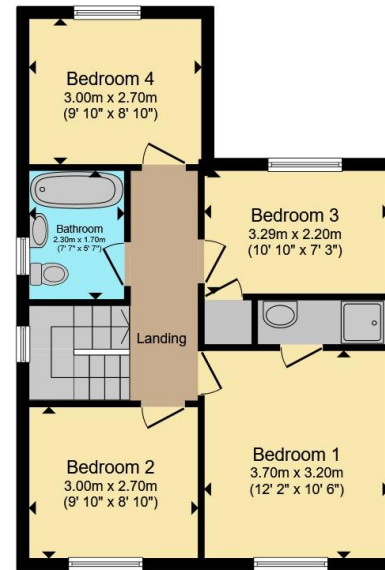








**Ground Floor**



**First Floor**

Total floor area 120.5 m<sup>2</sup> (1,297 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](http://www.propertybox.io)



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EPC Rating: C Council Tax Band: E

Tenure: Freehold

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