



**Connells**

St. Martins Close  
Harpenden



## Property Description

An extended End of Terrace family home located in a private cul-de-sac, offering well planned family living space comprising of downstairs cloakroom, spacious lounge and dining room, utility room, kitchen, three bedrooms and family shower room, front and rear gardens, garage and driveway.

### Entrance Vestibule

### Reception Hall

7' 11" x 5' 10" (2.41m x 1.78m)

### Cloakroom

### Lounge

18' 10" x 14' 1" (5.74m x 4.29m)

### Dining Room

9' 9" x 8' 3" (2.97m x 2.51m)

### Kitchen

11' x 7' 11" (3.35m x 2.41m)

### Utility Room

8' 4" x 6' 7" (2.54m x 2.01m)

### First Floor

### Bedroom1

15' x 10' (4.57m x 3.05m)

### Bedroom 2

13' 1" x 10' (3.99m x 3.05m)

### Bedroom 3

9' 9" x 6' 11" (2.97m x 2.11m)

### Shower Room

7' 3" x 6' 11" (2.21m x 2.11m)

## Outside Space

Small gravelled front garden and a driveway to the side of the property. Rear garden has a patio area with garden laid to lawn. From the garden there is a door leading into the rear garage.

## Key Features:

- Extended End of Terrace Family Home
- Three Bedrooms
- Lounge and Dining Room
- Near Sir John Lawes, St Georges, and Katherine Warrington Secondary Schools
- Kitchen and Utility Room
- Near Sauncey Wood, Manland and The Lea primary schools
- Driveway and Garage
- Cul-De-Sac Position









**Ground Floor**

**First Floor**

Total floor area 104.7 m<sup>2</sup> (1,127 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)

**Connells**

To view this property please contact Connells on

**T 01582 760 131**  
**E [harpenden@connells.co.uk](mailto:harpenden@connells.co.uk)**

50 High Street  
 HARPENDEN AL5 2SU

EPC Rating: D    Council Tax  
 Band: D

Tenure: Freehold

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