Connells

Masefield Road
Harpenden

Masefield Road
Harpenden AL5 4JR

for sale offers in the region of
£575,000

Property Description

A spacious traditional four-bedroom semi-detached family home situated in a popular residential area close to excellent primary and secondary schools, including St George's and Sir John Lawes Secondary Schools. Offering generous living accommodation throughout, the property also provides excellent potential for a rear extension, subject to the necessary planning permissions. Outside, there is a lovely private and secluded rear garden enjoying a high degree of privacy, together with off-road parking to the front for two vehicles.

Please note: An Anti-Money Laundering (AML) fee is payable by the buyer upon acceptance of an offer to cover the cost of the required identity and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, regardless of whether the property purchase proceeds to completion.

Lounge

UPVC window to front aspect, wood flooring throughout, cast iron wood burning stove, radiator

Kitchen /Breakfast Room

UPVC window to side aspect, ceramic tile flooring throughout, electric hob and oven, Worcester Bosh combi boiler, plumbing for washing machine and dishwasher

Conservatory

UPVC windows to rear and side aspect, ceramic tile flooring with under floor heating

Downstairs Bathroom

White suite comprising of: bath with mixer taps and shower attachment, WHB, low level WC, ceramic tile flooring and radiator

Landing

Stairs from hallway, UPVC window to side aspect, linen cupboard

Bedroom One

UPVC window to front aspect, two double fitted wardrobes with built in drawers, feature fireplace, radiator

Ensuite To Bedroom One

UPVC window to front aspect, suite comprising of; Shower cubicle, WHB, low level WC, heated towel rail, radiator.

Bedroom Two

UPVC window to rear aspect, wood flooring throughout, built in fitted wardrobes along one wall, radiator

Bedroom Four/ Study

UPVC window to rear aspect, radiator

Second Floor Bedroom 3

Velux windows to front and side, radiator, under eaves storage points

Ensuite To Bedroom Three

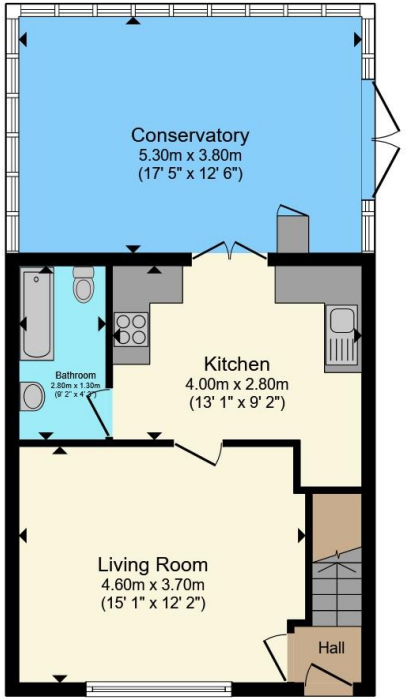
UPVC window to rear aspect, suite comprising of: shower cubicle, WHB, low level WC, heated towel rail, ceramic tile flooring and extractor fan

Rear Garden

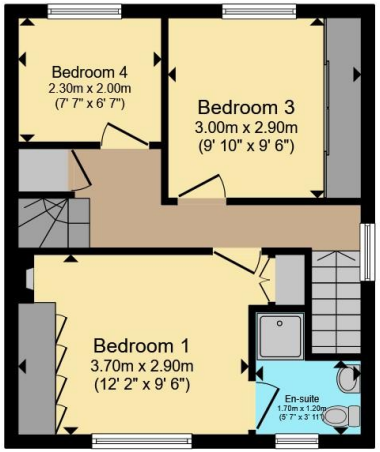
An attractive and secluded rear garden, mostly laid to lawn, with a south-facing block-paved patio area to the side. The garden further benefits from a timber shed, a brick-built shed to the rear a summer house and gated side access. Electric vehicle charging point.

Parking

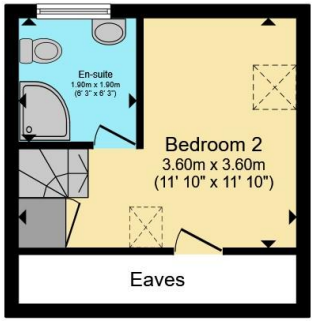
Block paved for two vehicles to the front



Ground Floor



First Floor



Second Floor

Total floor area 91.8 m² (988 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

Connells

To view this property please contact Connells on

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50 High Street
HARPENDEN AL5 2SU

EPC Rating: D

Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/HPN306134

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.