



Connells

Parva Close  
Harpenden



## Property Description

A light and spacious four double bedroom detached family home, ideally positioned in Parva Close, a quiet cul-de-sac on the popular Cross Farm Estate. The property enjoys a private, south-facing garden backing directly onto the park, as well as the added benefit of a garage with conversion potential (STTP).

Offered for sale with no upper chain, this well-located home is just a short walk from the highly regarded Grove JMI School and the shops and amenities of Southdown. Internally the property comprises: 4 double bedrooms, ensuite to the master bedroom, family bathroom, two reception rooms and downstairs cloak room.

## Entrance Porch

UPVC door to front and double-glazed window to side. Tiled flooring.

## Entrance Hallway

Door to front. Radiator. Stairs to first floor with understairs storage cupboard.

## Lounge

12' 2" x 10' 2" (3.71m x 3.10m)

Double glazed patio doors leading to conservatory. Radiator.

## Dining Room

12' 2" x 10' 6" (3.71m x 3.20m)

Double glazed bay window to front. Radiator. Wood flooring. Archway to lounge.

## Kitchen

14' 8" x 8' 6" (4.47m x 2.59m)

Double glazed window to rear. Radiator. Spotlights. CH boiler. Ceramic tile flooring. Double oven, Neff microwave. Bosch dishwasher, Built in washer dryer. Double glazed door to garden.

## Conservatory

Irregular Shaped Room 9' 10" x 9' 2" (3.00m x 2.79m)

Double glazed windows to rear and side. Tiled flooring.

## Landing

Stairs from hallway. Loft access. Airing cupboard.

## Bedroom One

14' x 12' 3" (4.27m x 3.73m)

Neo Georgian double-glazed window to front. Radiator. Fitted one and a half double wardrobes with overhead units.

## Ensuite

White suite comprising of double shower cubicle, heated towel rail, wash hand basin, low level WC, spotlights and extractor fan. Fully tiled.

## Bedroom Two

11' 3" x 10' 2" (3.43m x 3.10m)

Double glazed window to rear. Radiator.

## Bedroom Three

12' 3" not inc recess x 8' (3.73m not inc recess x 2.44m)

Double glazed Georgian window to front. Radiator. Built in single wardrobe.

## Bedroom Four

11' x 8' (3.35m x 2.44m)

Double glazed window to rear. Radiator. Built in single wardrobe.

## Bathroom

White suite comprising of bath with electric shower, wash hand basin, low level WC, part tiled wall, ceramic tile flooring, heated towel rail, shaver point.

## Garden

Lawned South facing garden overlooking the park area. Patio area. Fully enclosed with gated side access.

## Integral Garage

Up and over door with power and light.

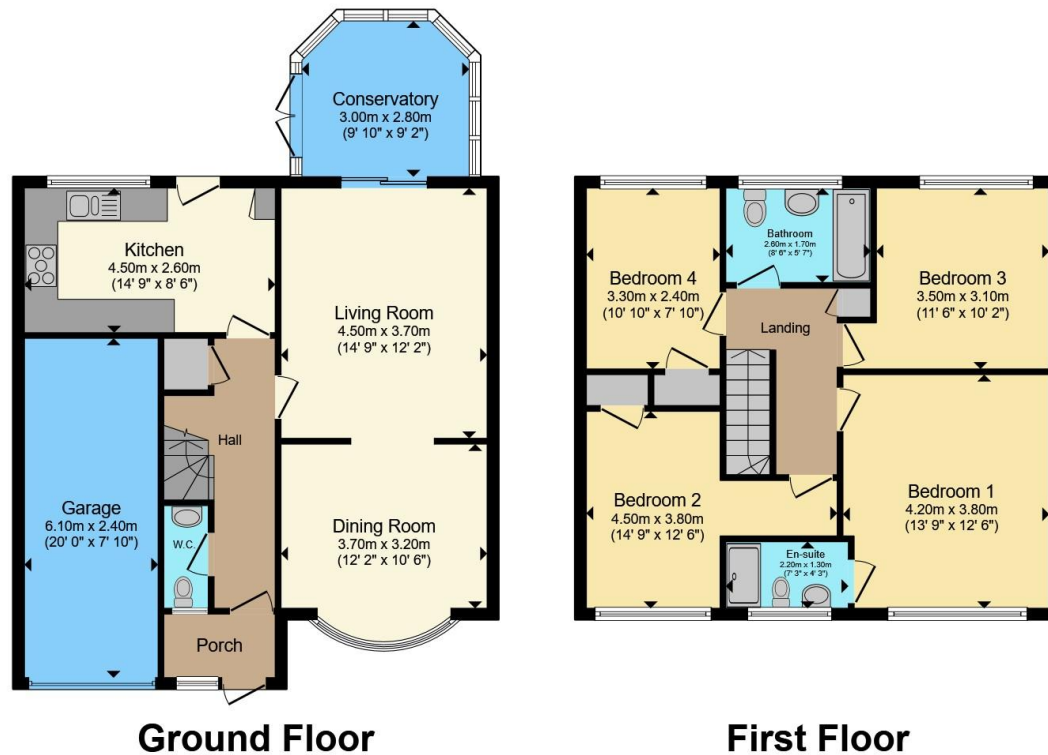
## Parking

Block paved driveway for two cars to the front.









**Ground Floor**

**First Floor**

Total floor area 140.6 m<sup>2</sup> (1,513 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: Council Tax  
 Awaited Band: F

Tenure: Freehold

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