





### Property Description

Connells are delighted to be marketing this traditional period three-bedroom family home in one of Harpenden's premier locations which we believe was built around the early 1900's, just under 0.9 miles from the mainline train station and High Street, and close to excellent primary and secondary schools. This property has been in the family since 1959 and is now being offered as an exciting project, with extension potential, to create a modern family home. With a wealth of charm and character, a stunning garden in excess of 100ft, potential for further parking to the front. This is a once in a generation purchase and the new owners will make wonderful memories of their own.

### Entrance Hall

Irregular Shaped Room 15' 4" x 7' 4" (4.67m x 2.24m)

L-shaped hallway with sash window to front, stairs leading to first floor with understairs storage

### Lounge

Irregular Shaped Room 16' 5" max x 14' 6" max (5.00m max x 4.42m)

Radiator, sash window to front, original and working open fireplace, with features surrounding

### Dining Room

Irregular Shaped Room 13' 1" max x 12' 2" max (3.99m max x 3.71m)

Radiator, open working fireplace, French doors leading to garden

### Breakfast Room

12' x 8' 3" (3.66m x 2.51m)

Sash window to side, original built-in dresser, gas fire with back boiler

### Kitchen

11' 2" x 7' (3.40m x 2.13m)

Door to garden, window to rear, work surfaces



## First Floor Landing

Stairs from hall, sash window to side, loft hatch with ladder attached

## Bedroom 1

Irregular Shaped Room 16' 5" Max x 13' 3" Max (5.00m Max x 4.04m)

Two sash windows to front, original built-in wardrobe, original feature fireplace, radiator

## Bedroom 2

Irregular Shaped Room 13' Max x 12' (3.96m Max x 3.66m)

Sash window to rear, original built in double wardrobe, radiator

## Bedroom 3

Irregular Shaped Room 12' 2" Max x 9' 7" Max (3.71m Max x 2.92m)

Sash window to side, Victorian cast iron fireplace, airing cupboard, radiator

## Bathroom

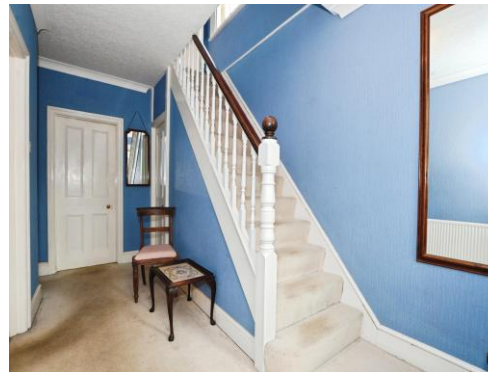
Sash window to front, wash hand basin, low level w/c, bath

## Garden

A private and secluded rear garden in excess of 100 ft. boasting mature shrubs and a patio area off of the dining room. Mostly laid to lawn with side access

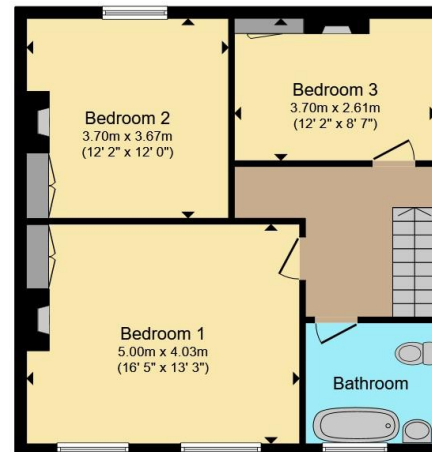
## Outbuildings

Brick coal shed and outdoor w/c









Total floor area 132.5 m<sup>2</sup> (1,427 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**

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50 High Street  
HARPENDEN AL5 2SU

EPC Rating: Awaited  
Council Tax Band: F

Tenure: Freehold

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