

Connells

Coldharbour Lane
Harpenden

Coldharbour Lane
Harpenden AL5 4NF

for sale
£325,000







Property Description

A rarely available, unique and charming one-bedroom end-of-terrace cottage, benefiting from a shingle driveway to the front and a private, secluded south-west facing courtyard garden to the rear.

Situated on Coldharbour Lane, this delightful home is offered for sale with vacant possession and is presented in excellent condition throughout, making it an ideal purchase for first-time buyers, downsizers, or those seeking a character property in a peaceful setting.

The property enjoys pleasant views across the nearby allotments and is conveniently located close to Lea Springs Nature Reserve.

Please note than an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity & ant-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Lounge

Open plan living with kitchen, two UPVC sash windows to front aspect, oak wood flooring, radiator, stairs leading to first floor

Kitchen

Fully integrated cottage style kitchen with ceramic butler sink and oak wood block work surfaces, ceiling spotlighting and access to rear garden window to rear aspect

Landing

Stairs from lounge with loft hatch and ladder which is part boarded, radiator

Bedroom

Two UPVC sash windows to front aspect, two fitted double wardrobes, radiator

Bathroom

Luxury white suite comprising of; UPVC window to side aspect, wash hand basin, low level WC, tiled floors and walls, bath, heated towel rail, extractor fan

Front Garden

Patio garden enclosed by a picket fence, with an outside power point.

Rear Garden

Low-maintenance south-west facing courtyard garden offering excellent privacy, with gated side access and enclosed fencing throughout.

Parking

Shingle driveway for one vehicle to the front







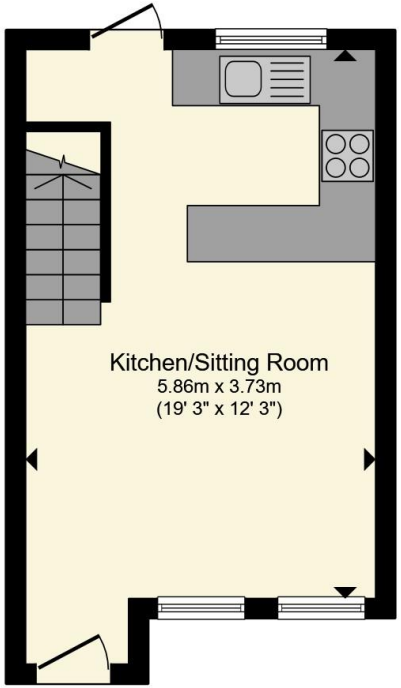




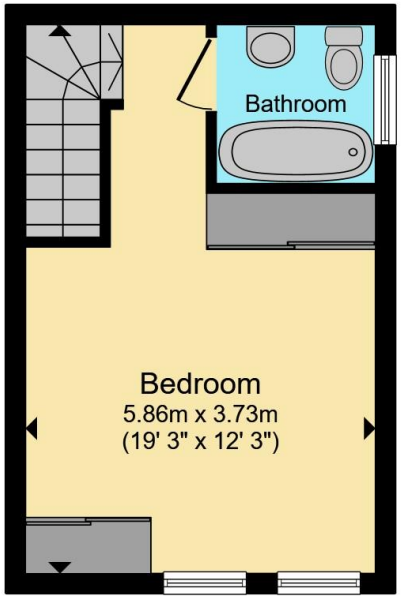








Ground Floor



First Floor

Total floor area 44.5 m² (479 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

T 01582 760 131
E harpenden@connells.co.uk

50 High Street
HARPENDEN AL5 2SU

EPC Rating: C

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/HPN307242

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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.

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