



Connells

Kings Heath Park Bower Heath Lane
Harpenden



Property Description

A spacious 3-bedroom detached park home situated in the sought after Kings Heath Park development. This rural residential park consists of just 16 homes exclusively for those over 50. The property benefits from a generous entrance hall, kitchen/diner and a large double aspect lounge. Outside, the home features its own garden and enjoys scenic countryside views to the rear. Ideally positioned for country walks in nearby Bower Heath, it is also close to Batford's amenities and Harpenden's vibrant town centre. Offered with no upper chain.

Entrance Hall

Built-in storage cupboard. Radiator.

Lounge

Irregular Shaped Room 16' 11" max x 10' 10" max (5.16m max x 3.30m)

Double aspect room with double glazed windows to side and oriel bay window to front. Vaulted ceiling. Decorative fireplace. Two radiators. Glazed double doors leading to:

Kitchen/Diner

Irregular Shaped Room 17' 9" max x 8' 10" max (5.41m max x 2.69m)

Dining area: Double glazed oriel bay window to side. Radiator. Obscure double-glazed door to rear. opening onto;

Kitchen: Range of fitted wall and floor units with worktop surfaces. Stainless steel single drainer sink unit. Gas cooker point. Plumbing for washing machine. Double glazed window. Built-in airing cupboard.

Bedroom 1

11' 10" x 9' 10" (3.61m x 3.00m)

Double glazed windows to rear with scenic views across farmland. Radiator.

Bedroom 2

9' 10" x 8' 6" (3.00m x 2.59m)

Double glazed windows to rear with scenic views across farmland. Fitted wardrobes. Radiator.

Bedroom 3

6' 7" x 5' 11" (2.01m x 1.80m)

Double glazed windows to front. Radiator.

Shower Room

6' 11" x 5' 11" (2.11m x 1.80m)

White suite comprising; walk-in shower with height adjustable shower unit. Vanity wash hand basin with mixer tap. Low level WC. Obscured double-glazed windows. Part tiled walls. Radiator. Shaver point

Garden

Rear garden with paved patio and stunning views across farmland. Storage shed.

Parking

Resident and visitor parking area to front of development.

Service Charge/Pitch Fee

£205 per calendar month.

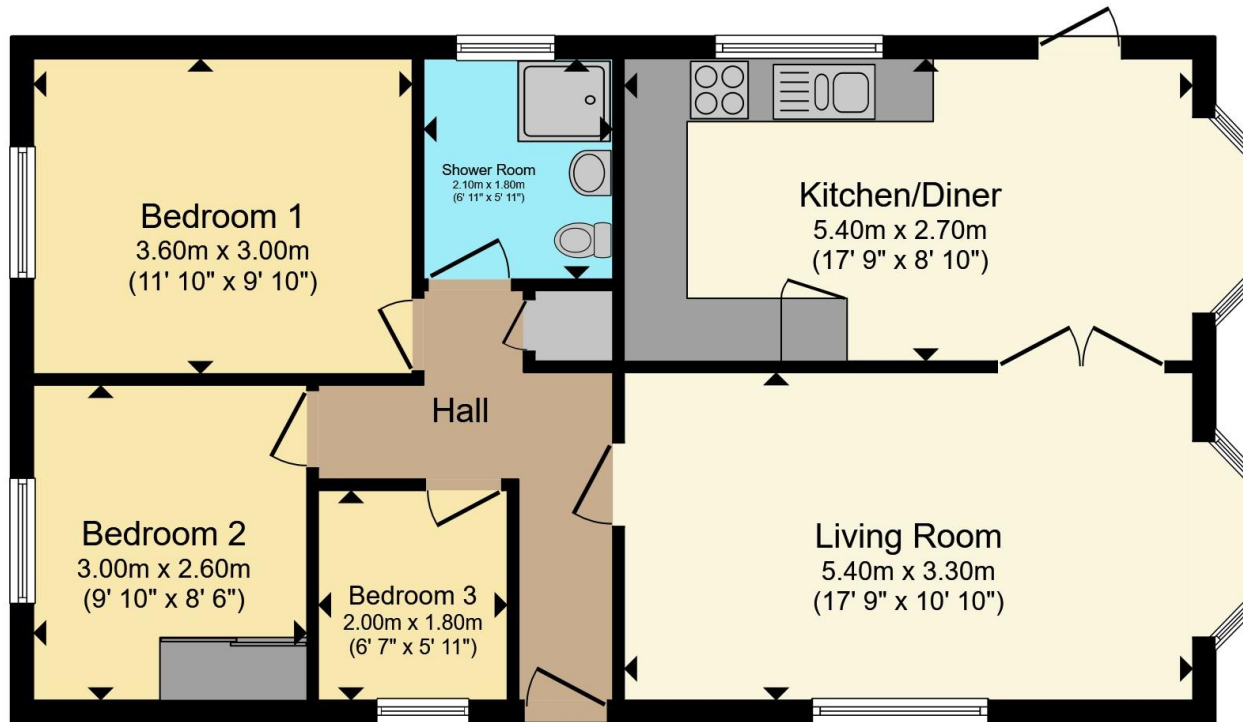
Local Authority

St Albans City and District Council - Council Tax Band A.









Total floor area 68.8 m² (740 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



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: Council Tax
 Exempt Band: A

Tenure:

check out more properties at connells.co.uk

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HPN307123 - 0013