





Property Description

A charming two-bedroom period cottage, full of character and original features, situated in the highly sought-after Southdown area of Harpenden. Ideally located just moments from local shops and amenities, the property is also within easy walking distance of Harpenden town centre, the mainline station, East Common, Harpenden Common and Harpenden Common Golf Club. The property benefits from a spacious double reception room and offers exciting scope for extension, with full planning permission already granted for a two-storey rear extension, Ref No 5/23/2033. The approved plans would create two double bedrooms and a study on the first floor, together with an extended kitchen incorporating a breakfast room or family room. A rare opportunity to acquire a character home with significant future potential in a prime Harpenden location.

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

Lounge / Diner

Sash window to front aspect and UPVC Neo - Georgian to rear aspect, cast iron wood burning stove with feature brick surround, bespoke built in wall units and shelving and wooden flooring, stairs leading to first floor and two radiators

Kitchen

Cottage style kitchen, UPVC window to rear aspect and door to side leading to garden, Smeg oven and hob with integrated dishwasher and Butler sink. Ceiling spotlighting, small loft hatch



Landing

Stairs leading to first floor from dining area

Bedroom One

Sash window to front aspect, built in double wardrobe, radiator, loft hatch; part boarded with light

Bedroom Two

UPVC windows to rear aspect, cupboard over stairs housing combination boiler

Bathroom

A contemporary white suite comprising of; wash hand basin, LLWC, bath with mains wall mounted shower with secondary shower attachment, ceramic tile flooring and part tiled walls

Front Garden

Low maintenance gravel area with paved pathway leading to front door

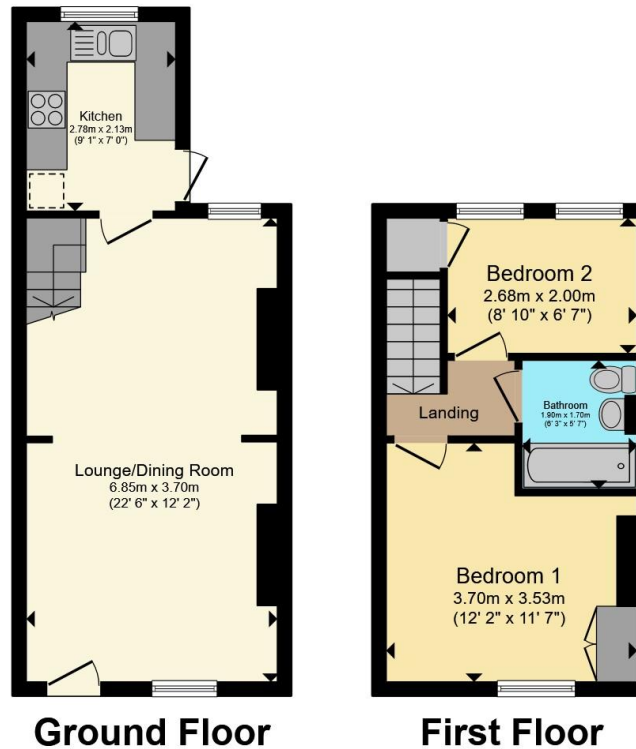
Rear Garden

Mostly laid to lawn with patio area off kitchen, fully fenced and enclosed with selection of fruit trees, pedestrian right of way access









Total floor area 57.1 m² (614 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



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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/HPN307116



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