



Connells

Milford Hill
Harpenden



Property Description

Connells are delighted to be offering for sale this traditional and the original three-bedroom semi-detached family home situated within a quiet residential location in Batford. With huge potential to extend to the rear and the side subject to the necessary planning permissions. This property also benefits from a good size garden of approximately 85ft and ample parking for at least three cars. Katherine Warrington secondary school is very nearby and the popular Batford Springs Nature Reserve.

Entrance Hall

UPVC window and door to front. Radiator. Stairs leading to first floor.

Lounge

16' x 10' (4.88m x 3.05m)

UPVC bay window to front and to rear. Radiator. Electric pebble effect fireplace.

Kitchen

Irregular Shaped Room 13' 6" x 9' 5" not inc recess (4.11m x 2.87m)

UPVC window to side and rear. Radiator. Under stairs cupboard. Plumbing for washing machine and dishwasher. Ample cupboards and worksurfaces.

Utility Area

9' 7" x 5' (2.92m x 1.52m)

UPVC window to side access and window to side. Central heating boiler.

Landing

Stairs from hallway. Loft access. UPVC window to rear.

Bedroom 1

16' x 10' (4.88m x 3.05m)

UPVC window to front and rear. Radiator. Built in single storage cupboard

Bedroom 2

9' x 7' 5" (2.74m x 2.26m)

UPVC window to side. Radiator

Bedroom 3

10' 4" x 6' 7" (3.15m x 2.01m)

UPVC window to side. Radiator. Built in single wardrobe over stairs.

Downstairs Wet Room

White suite comprising of; Wash hand basin. Low level WC. UPVC window to side. Radiator.

Parking

Hardstanding for at least three cars. Gated front access.

Front Garden

Rectangular lawned area to side of driveway.

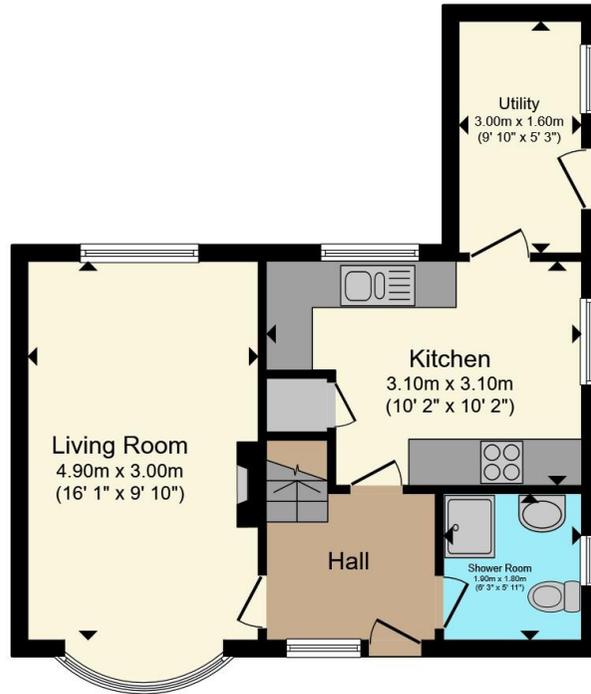
Rear Garden

A private, enclosed and side gated rear garden. Mostly laid to lawn at approximately 85 ft in length from the rear of the property.

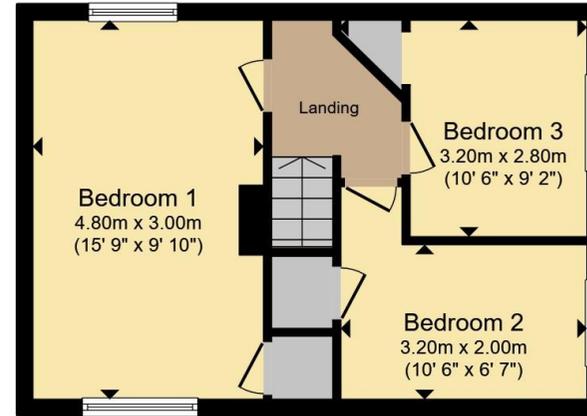








Ground Floor



First Floor

Total floor area 76.4 m² (822 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

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EPC Rating: Awaited
 Council Tax Band: D

Tenure: Freehold

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