



**Connells**

Wroxham Way  
Harpenden



## Property Description

A generous five-bedroom semi-detached family home which includes a self-contained one-bedroom annexe situated within a prime location for both Harpenden primary and secondary schools. This property also boasts a separate lounge and family room off the kitchen, study, utility room and downstairs cloakroom, having everything that a modern growing family requires.

### Entrance Porch

Double cupboard, ceramic tile flooring

### Entrance Hall

Door to front and wood flooring. Cupboard under stairs. Rad

### Cloakroom

Off inner hallway, UPVC window to rear, LLWC, WHB, ceramic tile flooring, spotlights

### Lounge

15' x 11' 2" (4.57m x 3.40m)  
UPVC window to front. Gas coal effect fireplace. Radiator.

### Kitchen

10' x 9' 6" (3.05m x 2.90m)  
Ceramic tile flooring. Spotlights. Sink drainer. Gas hob. Plumbing for dishwasher. Double oven.

### Family Room

16' x 17' 2" (4.88m x 5.23m)  
Ceramic tile flooring. Rad. UPVC window to rear. UPVC French doors to patio. Two Velux windows. Door to study.

### Study

8' 6" x 8' (2.59m x 2.44m)  
Off Family Room

### Utility Room

10' 5" x 6' 8" (3.17m x 2.03m)  
Butler Sink. Ceramic tile floor. Spotlights. Plumbing for washing machine. Space for tumble dryer. UPVC door to garden

### First Floor Landing

Split level landing. Two loft hatches, both part boarded. Ladder access.

### Bedroom 1

21' x 9' 8" (6.40m x 2.95m)  
UPVC windows to front and rear. Two radiators. Spotlights. Walk in dressing room is open plan in design with Bedroom one.

### Walk In Dressing Room

18' 6" x 6' 8" (5.64m x 2.03m)  
Open plan with Bedroom one. UPVC to front. Spotlights. Rad.

### Wet Room

UPVC window to rear. Fully tiled walls. WHB. LLWC. ceramic tile flooring.

## Bedroom 2

13' 2" x 10' 3" (4.01m x 3.12m)

UPVC window to front. Fitted wardrobes with sliding doors. Rad.

## Bedroom 3

10' 3" x 8' 8" (3.12m x 2.64m)

UPVC window to rear. Rad. Built in single cupboard.

## Bedroom 4

8' 2" x 7' (2.49m x 2.13m)

UPVC window to front. Rad. Built in single cupboard over stairs.

## Bathroom

UPVC window to rear. LLWC. WHB. Fully tiled walls. Heated towel rail.

## Annexe

### Lounge

15' 5" x 15' 6" (4.70m x 4.72m)

UPVC French doors to garden. Two UPVC windows to rear. 2x Rad. Wood flooring. Spotlights.

### Bedroom

12' 7" x 8' 7" (3.84m x 2.62m)

UPVC window to front. Two radiators. Fitted full height wardrobes. Spotlights. Telephone point. Rad.

### Kitchen

16' x 6' 6" (4.88m x 1.98m)

Ceramic tile flooring. Spotlights. Sink drainer. Gas hob. Plumbing for dishwasher. Double oven.

### Wet Room

6' 5" x 5' 7" (1.96m x 1.70m)

Luxury white suite. Low level WC. Wash handbasin. Heated towel rail. Spotlights. Fully tiled walls.

### Garden

Private and secluded two-tiered garden mostly laid to lawn. Patio area off family room. Outside tap. Outside lighting. Greenhouse. Fully insulated Cabin. Fish pond. Summer House.

### Driveway

Blockpaved parking for three cars.

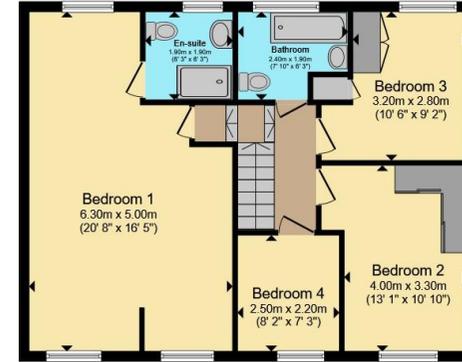








**Ground Floor**



**First Floor**

Total floor area 207.2 m<sup>2</sup> (2,230 sq.ft.) approx

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EPC Rating: C Council Tax Band: E

Tenure: Freehold

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Property Ref: HPN307102 - 0005