



**Connells**

Cravells Road  
Harpenden



## Property Description

A beautifully presented 3-bedroom end of terrace family home in the popular Southdown area of Harpenden, close to excellent schools, shops and local amenities. Offered with no upward chain and potential to extend (STPP), with previous planning permission granted but now lapsed (planning reference 5/2016/3795 including a ground and first floor rear extension).

This home offers a generous lounge with wood burner, kitchen, and dining room with vaulted ceiling overlooking the garden. On the lower floor we have a good-sized double bedroom, living space on the ground floor and on the first floor we have a generous double bedroom, single bedroom and a family bathroom.

To the front of the property is a low maintenance gated garden with side access. To the rear is a stunning 50ft southeast garden mainly laid to shingle with paved patio area and a timber framed shed.

### Lounge

Irregular Shaped Room 12' max x 11' 8" max (3.66m max x 3.56m)

Newly installed Neo-Georgian sash windows to front & newly installed timber front door, bespoke design in keeping with original features (both still under guarantee). Wood burning stove. Wood flooring. Spotlights. Radiator

### Kitchen

Irregular Shaped Room 11' 9" max x 6' 8" max (3.58m max x 2.03m)

Lovely cottage style kitchen with plumbing for washing machine and dishwasher. Neff gas hob. Electric oven. Spotlights. Stairs to basement and first floor.

### Dining Room

Irregular Shaped Room 11' 6" max x 6' 8" max (3.51m max x 2.03m)

French doors leading to garden. Radiator. Two Velux windows. Pitched roof. Spotlights.

## First Floor Landing

Stairs from kitchen. Loft access. Spotlights.

## Bedroom 1

Irregular Shaped Room 11' 8" max x 10' 8" max (3.56m max x 3.25m)

Newly installed Neo Georgian sash window to front. Feature cast iron fireplace. Radiator. Spotlights. Two bespoke double fitted wardrobes.

## Bedroom 2

Irregular Shaped Room 11' 9" x 4' 9" not inc. recess (3.58m x 1.45m)

Neo Georgian sash window to front. Spotlights. Worcester central heating boiler.

## Bathroom

White suite. Fully tiled. Wash handbasin. Low level WC. Spotlights. Heated towel rail.

## Basement / Bedroom 3

Irregular Shaped Room 11' x 10' 7" (3.35m x 3.23m)

UPVC window to front which meet fire escape standards. Radiator. Spotlights. 7ft 2" clearance height. Spotlights.

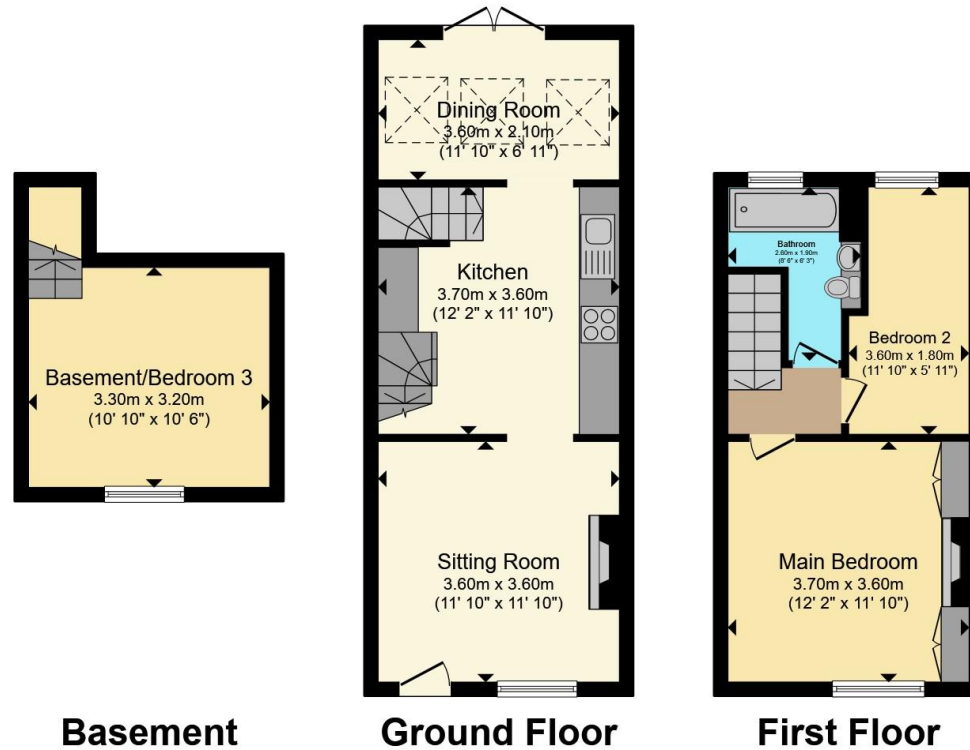
## Garden

Southeast facing garden. Low maintenance. Laid to shingle with patio area. Garden shed to rear. Gated side access. No right of way access.









Total floor area 74.0 m<sup>2</sup> (797 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01582 760 131**  
**E [harpenden@connells.co.uk](mailto:harpenden@connells.co.uk)**

50 High Street  
HARPENDEN AL5 2SU

EPC Rating: D Council Tax Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/HPN306896](http://connells.co.uk/Property/HPN306896)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HPN306896 - 0010