



Connells

Long Buftlers  
Harpenden



# Long Buftlers Harpenden AL5 1JE

for sale  
**£1,000,000**



## Property Description

A wonderful opportunity to purchase this four-bedroom detached family home in a popular quiet residential area. This is one of the few original houses that were built so has huge potential to improve and extend subject to the usual planning consents. Situated on a good size plot, with ample parking and double garage to the side this property must be viewed.

## Entrance Hall

2 X Built in cupboards, radiator and door to the side.

## Lounge

17' 8" x 10' 8" (5.38m x 3.25m)

UPVC Window to the front.

## Dining Room

19' 1" x 11' 8" (5.82m x 3.56m)

Radiator x 2

## Reception Room

12' 3" x 11' 2" (3.73m x 3.40m)

Door to the garden, window to the rear and radiator.

## Kitchen

12' 2" x 11' 8" (3.71m x 3.56m)

UPVC window to the rear and door to the side, fully fitted kitchen, gas hob and double oven.



### Bedroom One

11' x 12' 4" (3.35m x 3.76m)

UPVC window to the front, radiator, 3 x built in wardrobes.

### Bedroom Two

12' 3" x 11' 8" (3.73m x 3.56m)

UPVC window to the side, radiator, WHB and vanity unit.

### Bedroom Three

11' 8" x 10' 4" (3.56m x 3.15m)

UPVC window to the front and side, radiator

### Bedroom Four

11' x 8' 8" (3.35m x 2.64m)

UPVC window to the side and radiator.

### Shower Room

Double shower, WHB, LLWC and heated towel rail.

### Front Garden

Square lawned area and driveway

### Garage

Garage with up and over door, power and light. Blocked paved parking for four cars

### Rear Garden

Mostly laid to lawn, very private and secluded with mature shrubs surrounding, rectangular in shape















**Ground Floor**



**First Floor**

Total floor area 150.7 m<sup>2</sup> (1,623 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)

**Connells**

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EPC Rating: Council Tax  
Awaited Band: G

Tenure: Freehold

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