



**Connells**

Fulmore Close  
Harpenden



# Fulmore Close Harpenden AL5 5HN

for sale guide price  
**£500,000**



## Property Description

A beautifully presented 3-bedroom semi-detached family home situated in a sought-after location close to local schooling and amenities. The property offers a generous entrance hall, large lounge, modern kitchen & dining room, utility room and cloakroom. On the first floor there are three good sized bedrooms and a family bathroom. Outside offers driveway parking and a generous secluded southeast facing garden, mainly laid to lawn with a paved patio area ideal for entertaining. The property is also situated near to both Sir John Lawes and Katherine Warrington secondary schools.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hall

## Lounge

14' 5" x 11' 5" (4.39m x 3.48m)

Generous sized lounge with slider patio doors to door and a radiator.

## Kitchen & Dining Room

21' 3" Max dimensions x 9' 2" Max dimensions (6.48m Max dimensions x 2.79m Max dimensions)

Large dual aspect kitchen and dining room with a modern white high gloss kitchen with a range of eye level and base units, built in appliances, contrasting work surface and tiled splash back.

## Utility Room

8' 7" x 6' 2" (2.62m x 1.88m)

A good-sized utility area with window to rear, consisting of a range of eye level and base units with contrasting work surface. There is a further lobby area with a patio door leading to rear garden.

## Cloakroom

A good-sized cloakroom with window to front and consisting of a hand wash basin and a WC.

## First Floor

### Landing

Window to front, access to loft and a storage cupboard.

### Bedroom 1

14' 3" x 10' 1" (4.34m x 3.07m)

Window to side and a radiator.

### Bedroom 2

11' 5" x 10' 10" (3.48m x 3.30m)

Another good-sized double bedroom with window to rear, inbuilt storage cupboard and a radiator.

### Bedroom 3

10' 5" x 6' 10" (3.17m x 2.08m)

A good-sized single bedroom with window to front, built in over stairs storage cupboard and a radiator.

## Family Bathroom

6' 9" x 6' 7" (2.06m x 2.01m)

A good-sized family bathroom consisting of a panel bath with overhead shower and glass screen, hand wash basin, heated towel rail and a WC.

## Outside

Outside offers driveway parking, generous rear and side garden mainly laid to lawn with a paved patio area and two sheds to remain.













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.focalagent.com](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/HPN307035](http://connells.co.uk/Property/HPN307035)**



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.

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