



Connells

Hyde View Road
Harpenden



Property Description

**** Approved full planning permission ****

A traditional well-presented three-bedroom semi-detached family home situated in a popular residential location, ideally positioned for access to all three of Harpenden's excellent secondary schools. The property benefits from full planning permission for a double & single storey rear extension, and loft conversion (Planning Ref: 5/2025/2300 & 5/2025/0554). Occupying a generous garden plot with attractive views over playing fields, this property offers a fantastic opportunity for buyers looking to create their ideal family home. Further benefits include vacant possession, a short distance to Harpenden town centre and High Street amenities, and convenient access to Harpenden mainline railway station. Extension plans are available upon request.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity & anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hallway

UPVC door and window to side aspect, stairs leading to first floor with wood flooring and a radiator

Lounge

UPVC windows to front and side aspect, modern coal effect gas fireplace, wood flooring and a radiator

Kitchen

A white modern suite with integrated induction hob and electric oven, freestanding washing machine and dishwasher, UPVC window to rear aspect and door leading to garden. Worcester boiler, ample cupboards and work surface space. Wood flooring

Landing

Stairs from hallway, UPVC window to rear aspect, loft hatch

Bedroom One

UPVC window to front aspect, freestanding double wardrobe with shelving, radiator

Bedroom Two

UPVC window to rear aspect, radiator and airing cupboard

Bedroom Three

UPVC window to front aspect, radiator

Downstairs Bathroom

Luxury white suite comprising of; bath with mixer taps and shower attachment, wash hand basin, low level WC and heated towel rail

Front Garden

All laid to lawn with mature hedgerow surrounding potential for off street parking for two vehicles

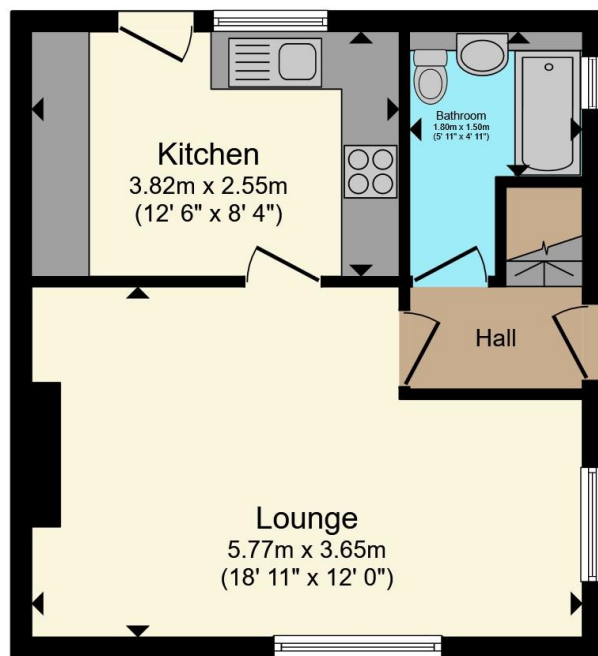
Rear Garden

A generous rear garden extending to over 100ft, mainly laid to lawn and fully enclosed, with open views across playing fields. Features include a patio area, garden shed, outside tap, and gated side and rear access.

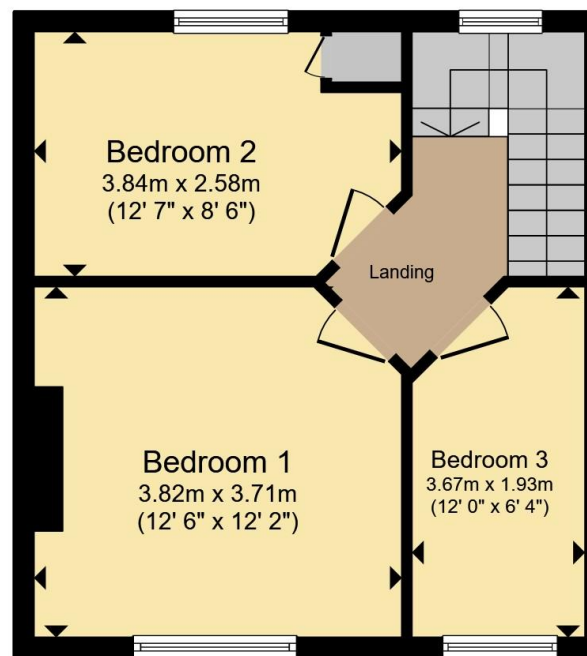








Ground Floor



First Floor

Total floor area 72.1 m² (776 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

Connells

To view this property please contact Connells on

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HARPENDEN AL5 2SU

EPC Rating: D Council Tax
Band: C

Tenure: Freehold

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Property Ref: HPN307216 - 0008