



Connells

The Cleave
Harpenden



Property Description

Connells are delighted to be offering for sale this traditional three-bedroom end of terrace family home in a wonderfully quiet and peaceful cul de sac, situated just one mile from the mainline train station. The Cleave is in a popular area of Harpenden, ideally located for both Crabtree and High Beeches Primary schools and close to Sir John Lawes Secondary school. This property benefits from: an open plan living/dining area, a utility room, a downstairs cloakroom and a garage usable for storage.

Entrance Hallway

Hallway with door to living room and cloakroom

Cloakroom

Toilet and basin with window to side

Living Room/Dining Room

Irregular Shaped Room 25' 3" x 10' 6" (7.70m x 3.20m)

Dual aspect living dining space with windows to front and rear. Door to utility room and door to kitchen. Door to rear garden.

Kitchen

9' 11" x 7' 2" (3.02m x 2.18m)

Window to rear, integrated pantry

Utility Room

7' 8" x 6' 5" (2.34m x 1.96m)

First Floor Landing

Doors to Bedroom 1, Bedroom 2, Bedrooms 3 and Shower Room

Bedroom 1

17' 11" x 9' (5.46m x 2.74m)

Windows to front, built in wardrobes

Bedroom 2

10' x 9' 10" (3.05m x 3.00m)

Window to rear

Bedroom 3

10' x 8' 1" (3.05m x 2.46m)

Window to rear

Shower Room

Luxury white suite with a low-level w/c, basin and ceramic tile flooring

Garden

Two patio areas with lawn laid between.

Garage

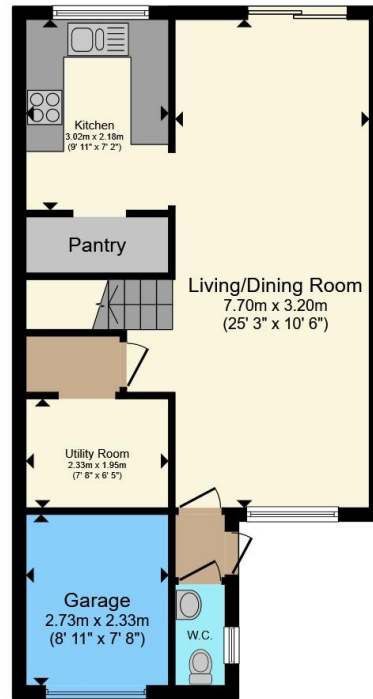
8' 11" x 7' 8" (2.72m x 2.34m)

Usable for storage

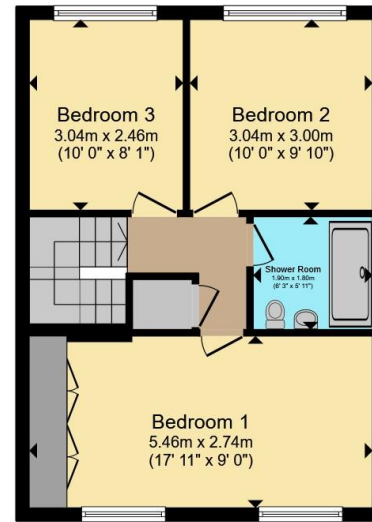








Ground Floor



First Floor

Total floor area 93.8 m² (1,009 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



To view this property please contact Connells on

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EPC Rating: C Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/HPN307088



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