



**Connells**

Lea Walk  
HARPENDEN



### Property Description

Situated within a quiet residential cul de sac with unspoilt views over allotments to the rear of the garden, this wonderful example of a four-bedroom family offers spacious open plan living and a small study as well. Close to excellent primary and secondary schools with parking for two. Being offered chain free.

### Entrance Hall

Tiled flooring, radiator, UPVC window to the side and front,

### Study

5' 8" x 8' (1.73m x 2.44m)  
off lounge under the stairs

### Lounge/Dining Room

24' 10" max x 19' 6" (7.57m max x 5.94m)  
UPVC window to front, radiator, spot lights and UPVC door leading to the garden.

### Kitchen

11' 6" x 7' 3" (3.51m x 2.21m)  
ceramic tile flooring, UPVC door to the garden, velox to the rear, sink and drainer. built in washing machine, dishwasher, double oven and hob.



### Bedroom One

14' x 8' 1" (4.27m x 2.46m)

Fitted wardrobes, UPVC window to the front and radiator.

### Bedroom Two

13' 9" max x 8' 1" (4.19m max x 2.46m)

UPVC window to rear, radiator, spot lights and built in double wardrobe.

### Bedroom Three

12' 8" x 12' 2" (3.86m x 3.71m)

UPVC window to the front, radiator and spot lights

### Bedroom Four

7' 9" x 7' 5" (2.36m x 2.26m)

UPVC window to the rear and radiator

### Bathroom

UPVC Window to the rear, bath with shower attached, fully tiled walls

### Front Garden

Lawned area to the side of driveway

### Parking

Hard standing for 2 cars









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)

To view this property please contact Connells on

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EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

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