



Connells

Aldwickbury Crescent
Harpenden



Property Description

Rarely available and well located in central Harpenden this large 4-bedroom detached family home situated in a popular cul-de-sac position comprises of a ground floor cloakroom, spacious lounge, separate dining room, fitted kitchen, four good size bedrooms and family bathroom. Outside offers ample driveway parking, single garage and a generous secluded southeast facing garden. Property has potential to extend subject to the usual planning constraints.

Entrance Hall

11' 6" x 5' 9" (3.51m x 1.75m)

Stairs to first floor, understairs cupboard,

Cloakroom

7' 2" x 3' 9" (2.18m x 1.14m)

Suite comprises a low-level flush WC, wash hand basin, radiator, window to front.

Lounge

19' 4" x 11' 11" (5.89m x 3.63m)

Two windows to front, radiator.

Dining Room

12' 10" x 9' (3.91m x 2.74m)

Window to rear, radiator.

Kitchen

10' 6" x 10' 1" (3.20m x 3.07m)

Fitted with a range of white wall and base units with complimentary work surfaces incorporating an electric hob, oven and grill, ceramic sink unit, space for washing machine, tumble dryer and fridge. Built in Fridge/Freezer, radiator, gas boiler, window and door to rear garden, tiled walls, and flooring.

First Floor Landing

Window to side, airing cupboard, hatch to loft.

Bedroom One

12' 7" x 9' 11" (3.84m x 3.02m)

Window to rear, fitted wardrobes to one wall, radiator.

Bedroom Two

12' 6" x 9' 6" (3.81m x 2.90m)

Window to front, sink and shower cubicle, radiator.

Bedroom Three

12' 3" x 9' 7" (3.73m x 2.92m)

Window to front, radiator.

Bedroom Four

13' 2" x 7' (4.01m x 2.13m)

Window to rear, radiator.

Bathroom

6' 6" x 6' 1" (1.98m x 1.85m)

Suite comprising a panelled bath with built in overhead shower and screen, low level WC, wash hand basin, window to front, tiled splashbacks, heated towel rail and an additional electric wall heater.

Outside

The property is approached via a front garden which is laid to lawn, leading to a tandem driveway to the side giving off street parking for several vehicles with single garage. Generous south eastly garden mainly laid to lawn with paved patio area ideal for entertaining.









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

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EPC Rating: C Council Tax
 Band: F

Tenure: Freehold

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