



Connells

Kingcroft Road
Harpenden



Property Description

A delightful period cottage located in a private cul de sac. and offering no onward chain. This cottage is within easy walking distance of local shops and just 1.2 miles away from Harpenden Station. The property comprises of two good size bedrooms, a traditional lounge with an open fire, a spacious kitchen/diner and an attractive rear garden.

Entrance Hall

Irregular Shaped Room 10' 6" x 2' 9" (3.20m x 0.84m)
Radiator, Stairs to first floor.

Lounge

Irregular Shaped Room 12' 5" into Bay x 10' 8" (3.78m into Bay x 3.25m)
Attractive open fireplace, laminate flooring, bay window to front.

Kitchen/Diner

Irregular Shaped Room 13' 10" x 13' 8" (4.22m x 4.17m)
French doors and window to rear, Selection of wall and base units with complimentary worksurfaces. built in oven and hob. Laminate flooring, Radiator.



First Floor Landing

Bedroom One

Irregular Shaped Room 13' 11" x 10' 5" (4.24m x 3.17m)
Two windows to front, one to side, radiator, built in cupboard.

Bedroom Two

Irregular Shaped Room 10' 5" x 7' 9" (3.17m x 2.36m)
Window to rear, Radiator.

Shower Room

Irregular Shaped Room 7' 5" x 5' 8" (2.26m x 1.73m)
Window to rear, white suite comprising of wash hand basin, low level w/c. corner shower cubicle, heated towel rail.

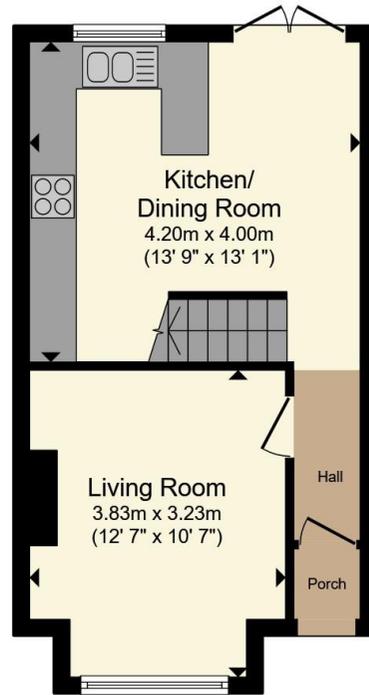
Rear Garden

Patio area to the immediate rear, remainder laid to lawn.

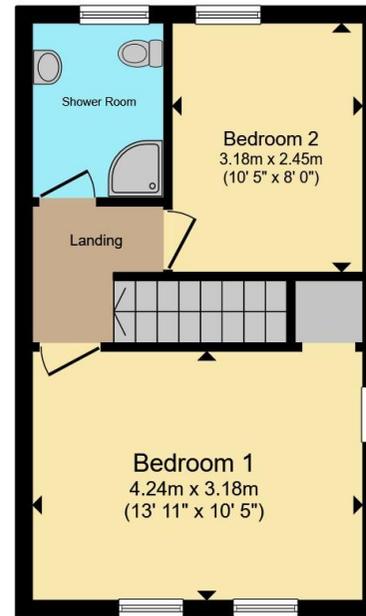








Ground Floor



First Floor

Total floor area 64.1 m² (690 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: D Council Tax
Band: D

Tenure: Freehold

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Property Ref: HPN307030 - 0016