



**Connells**

Tylers  
Harpenden



## Property Description

A wonderfully presented three-bedroom terraced family home set in a quiet residential Cul de sac near excellent primary schools. Recent improvements include a brand new bathroom, new carpets, new radiators, and full redecoration throughout. Further features include a southeast - facing garden, block paved parking for two cars and an integral garage with conversion potential (STTP) - NO UPPER CHAIN.

### Entrance Hall

UPVC door to front, ceramic tiled floor, radiator.

### Cloakroom

White suite, Low level WC, wash hand basin.

### Luxury Kitchen

UPVC window to front, ceramic tile floor, NEFF induction hob and oven, plumbing for washing machine and dishwasher, sink, drainer, spotlights.

### Lounge

17' 8" max x 16' 7" max (5.38m max x 5.05m max)

UPVC window to rear, UPVC patio doors to garden, large storage cupboard under stairs, radiator, stairs leading to first floor.

## First Floor Landing

Stairs from lounge, loft access, airing cupboard housing Worcester combi-boiler.

## Bedroom 1

15' 9" x 8' 8" (4.80m x 2.64m)

Two UPVC windows to front, two built in double wardrobes, radiator.

## Bedroom 2

10' x 9' 6" (3.05m x 2.90m)

UPVC window to rear, radiator.

## Bedroom 3

10' 7" x 8' 4" (3.23m x 2.54m)

UPVC window to rear, radiator, telephone point

## Bathroom

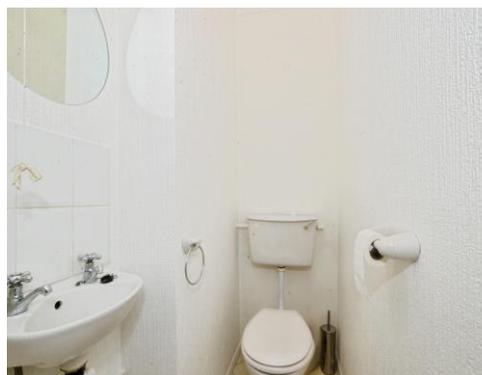
Luxury white suite fully tiled comprising of WHB, low level WC, heated towel rail, extractor fan, bath with mixer taps and shower attachment.

## Garage And Parking

Integral garage with up and over door, potential to convert to an extra reception room subject to planning permission. Block paved parking for two cars.

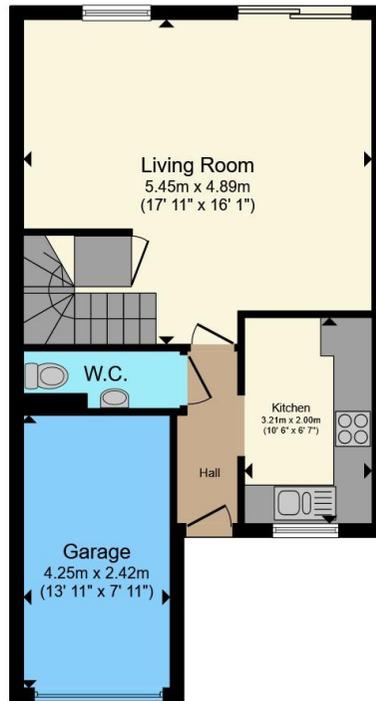
## Garden

Southeast facing, fully fenced and enclosed, mostly laid to lawn.

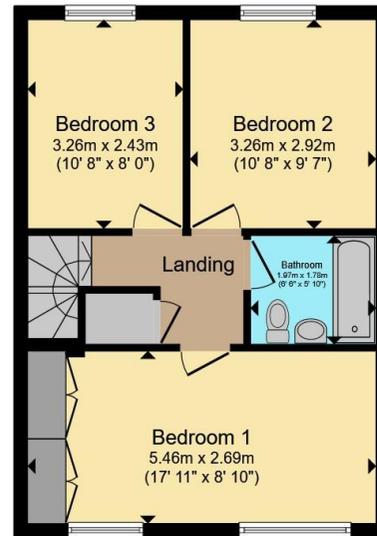








**Ground Floor**



**First Floor**

Total floor area 91.5 m<sup>2</sup> (985 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](http://www.propertybox.io)



To view this property please contact Connells on

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50 High Street  
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EPC Rating: Council Tax  
Awaited Band: D

Tenure: Freehold

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