



Connells

Sandhurst Court
Harpenden



Property Description

A beautifully presented and spacious four/five-bedroom link-detached family home, peacefully located within a cul de sac on the popular Cross Farm Estate and occupying a desirable corner plot. Extended over the garage, the property offers well planned and flexible accommodation, ideal to suit the needs of a growing family.

The home features a superb 18ft kitchen/breakfast room overlooking the garden along with a bright and spacious double-aspect lounge/diner.

Conveniently positioned close to Grove JMI School, local shops and Southdown amenities the property also benefits from easy access to Harpenden Common and the golf course.

Entrance Hallway

Solid wood flooring with radiator and under stairs cupboard

Downstairs Cloakroom

A white suite comprising of a wash hand basin, LLWC, radiator and UPVC window to front aspect

Lounge/Dining Room

21' 8" max x 12' 6" max (6.60m max x 3.81m max)

UPVC windows to front aspect and French doors leading to garden, solid wood flooring throughout with two radiators and electric coal effect fireplace

Kitchen

18' 1" max x 9' 6" max (5.51m max x 2.90m max)

Fully fitted kitchen comprising of integrated double oven and gas hob, plumbing for washing machine and dishwasher, two UPVC windows to rear aspect and door leading to garden. Ceramic tile flooring throughout and small breakfast bar.

Split Level Landing

Storage cupboard housing hot water cylinder, loft access with ladder, part boarded with power and light, housing central heating boiler

Bedroom One

13' 1" max x 8' 2" max (3.99m max x 2.49m max)

UPVC window to rear aspect and radiator

Bedroom Two

12' 2" max x 9' 2" max (3.71m max x 2.79m max)

UPVC window to front access and radiator

Bedroom Three

10' 2" max x 6' 3" max (3.10m max x 1.91m max)

UPVC window to rear aspect and radiator

Bedroom Four

9' 10" max x 7' 3" max (3.00m max x 2.21m max)

UPVC window to front aspect and radiator

Bedroom 5/ Family Room

20' 8" max x 7' 10" max (6.30m max x 2.39m max)

This is a lovely room that can be used as a fifth bedroom or family room with UPVC windows to rear and side access, radiator and under eaves storage

Bathroom

6' 11" max x 6' 7" max (2.11m max x 2.01m max)

Front Garden

Lawned area to side of driveway

Rear Garden

Private and secluded semi walled garden mostly laid to lawn with patio area to the rear with garden shed and gated side access with selection of shrubs

Double Length Garage

24' 3" max x 8' 6" max (7.39m max x 2.59m max)

With double doors, power and light. Would be suitable for conversion for another reception room under permitted development rights but with a party wall agreement with your neighbour

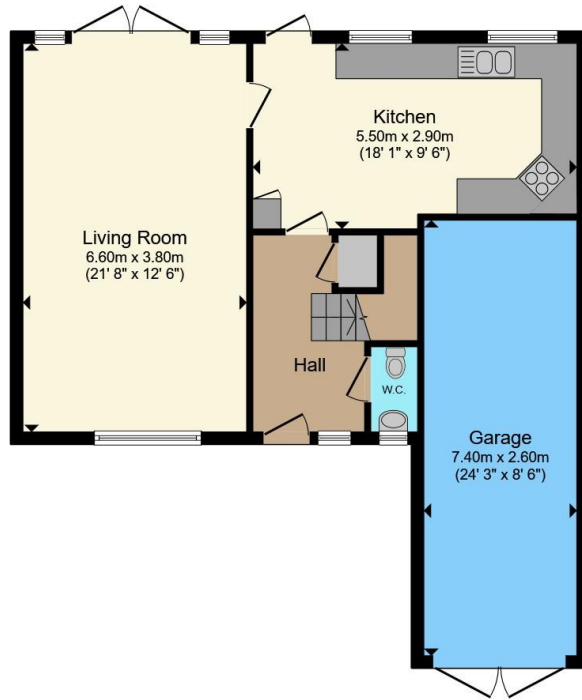
Parking

Driveway

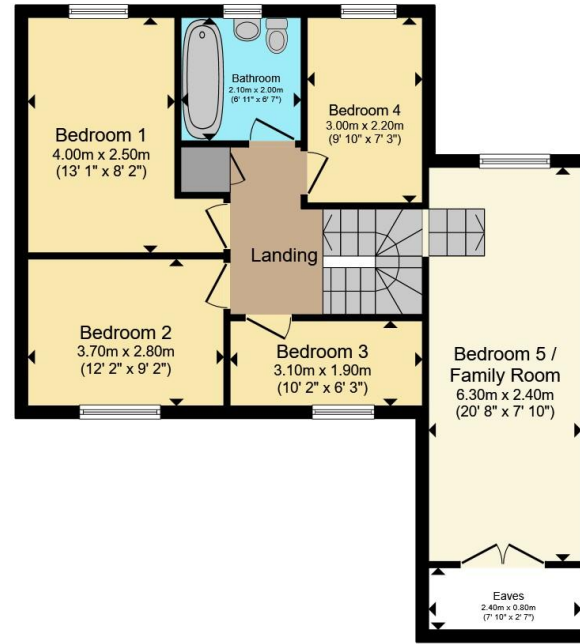








Ground Floor



First Floor

Total floor area 134.1 m² (1,443 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: F

Tenure: Freehold

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