



Connells

Somerles Road
Harpenden



Property Description

Arguably one of the largest extended five-bedroom semi-detached family homes in the area, this very spacious property has all the features required for modern day living and has been improved immensely by the current owners. With wonderful, elevated roof top views to the rear with SJL secondary school in the distance, the property benefits from five double bedrooms built over three floors with en suite to the master bedroom with a further bathroom and shower room on the first and second floors, expansive open/plan kitchen/breakfast/family room with utility room and downstairs cloakroom. A quiet and popular residential location within close proximity of KWS and SJL secondary schools, shops and amenities on the Lower Luton Road and the popular Batford Springs Nature Reserve.

Entrance Hallway

L shaped in design with solid wood flooring, built in storage cupboard under the stairs, two radiators and ceiling spotlights

Lounge/Family Room

14' 5" max x 11' 6" max (4.39m max x 3.51m max)

UPVC windows to rear with French doors leading to the garden, solid wood flooring and ceiling spotlights

Open Plan Kitchen/ Family Room

Irregular Shaped Room 20' 4" max x 13' 1" max (6.20m max x 3.99m)

Downstairs Cloakroom

Situated off utility room and comprising of; LLWC and wash hand basin, UPVC window to side aspect, ceramic tile flooring and heated towel rail

Utility Room

Irregular Shaped Room 10' 6" max x 9' 10" max (3.20m max x 3.00m)

L shaped in design with UPVC door to garden, ceramic tile flooring, plumbing for washing machine some work surface space with sink and drainer.

Landing

Stairs from the hallway with stairs also leading to the second floor, UPVC window to front aspect, radiator and airing cupboard

Bedroom One

14' 9" max x 9' 10" max (4.50m max x 3.00m max)

UPVC window to front aspect, radiator

Ensuite Shower Room

6' 7" max x 5' 7" max (2.01m max x 1.70m max)

Luxury white suite comprising of; LLWC, wash hand basin, chrome heated towel rail, UPVC window to front aspect, extractor fan

Bedroom Two

11' 2" max x 10' 2" max (3.40m max x 3.10m max)

UPVC window to rear aspect, radiator

Bedroom Three

11' 6" max x 11' 2" max (3.51m max x 3.40m max)

UPVC window to rear aspect, radiator

First Floor Bathroom

6' 7" max x 5' 11" max (2.01m max x 1.80m max)

Luxury white suite comprising of; LLWC, wash hand basin, UPVC window to front aspect, bath with mixer taps and shower attachment, part tiled walls

Second Floor Bedroom Four

13' 5" max x 9' 10" max (4.09m max x 3.00m max)

UPVC window to rear aspect, radiator

Second Floor Bedroom Five

14' 1" max x 10' 6" max (4.29m max x 3.20m max)

Velux windows to front and rear aspect, radiator

Second Floor Shower Room

9' 6" max x 6' 11" max (2.90m max x 2.11m max)

Luxury white suite comprising of; LLWC, wash hand basin, shower cubicle, chrome heated towel rail, ceiling spotlights

Garage

9' 10" max x 7' 7" max (3.00m max x 2.31m max)

Garden Room/ Office

23' max x 10' 6" max (7.01m max x 3.20m max)

Purpose built structure with aluminium bi fold doors, CAT 5 cabling with Wi Fi connection, power and light with garden storage area

Rear Garden

Very private and secluded with elevated views and not overlooked, very sunny aspect built over two tiers with two decking areas, Indian sandstone patio area off the kitchen and hot tub

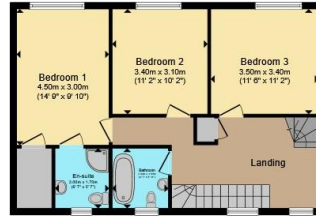




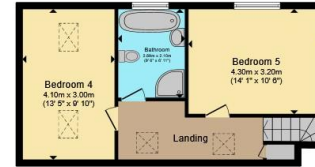




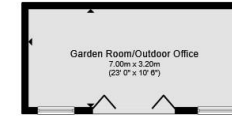
Ground Floor



First Floor



Second Floor



Garden Room/Office

Total floor area 221.3 m² (2,382 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



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Property Ref: HPN307107 - 0014