







## Property Description

A beautifully presented and spacious ground floor period maisonette, ideally situated in one of Harpenden's most sought-after locations within the prestigious 'Avenues'. The property offers a wonderful blend of character and proportion, retaining a number of attractive features from its original era.

Further benefits include a private and secluded cottage-style garden, a detached garage and residents' parking.

Conveniently located, it is within easy reach of the High Street, mainline station and the open spaces of Rothamsted Park.

## Entrance Hallway

Original tiled flooring throughout with two radiators leading to inner lobby with two storage cupboards.

## Lounge

Leaded bay windows to side aspect, gas coal effect fireplace with marble surround, three radiators and set of French doors leading to Garden Room

## Kitchen / Breakfast Room

Lovely cottage style kitchen with a range of wall and base units, including a practical larder cupboard, five ring gas hob and double oven with integrated dishwasher and washer/dryer. Worcester combination boiler

## Garden Room

Light and spacious with windows to rear with ceramic tile flooring and radiator. Access to the garden is via patio doors and kitchen great for entertaining

## Bedroom One

Box bay window sash window to front aspect, two full height double fitted wardrobes and dressing table, radiator and ceiling rose

## Bedroom Two

Box bay sash window to front aspect, full height double fitted wardrobe with dressing table

## Bedroom Three

Sash window to side aspect, radiator, built in single wardrobe and door to side access

## Ensuite To Bedroom Three

White suite comprising of; LLWC, wash hand basin, shower cubicle and radiator. There is also a loft hatch with concertina ladder with power and light for storage

## Bathroom

Luxury white suite comprising of; LLWC, wash hand basin, bath with mixer taps and shower attachment, bidet, radiator

## Garden

Own private and secluded cottage courtyard style garden with a south facing aspect, very low maintenance with gated access, garden shed and outside power sockets

## Garage

Single detached garage to rear of property with up and over door

## Driveway

Shingle carriage driveway for the use of all residents

## Special Features

Lovely high ceilings throughout



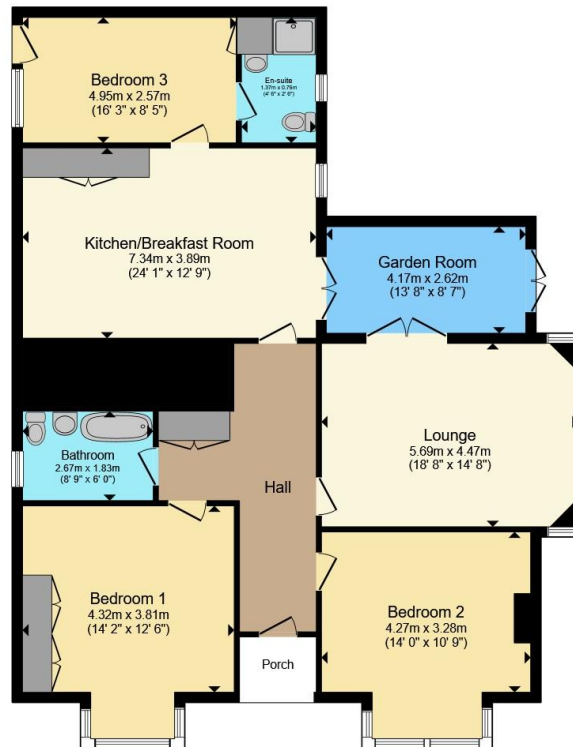












Total floor area 129.0 m<sup>2</sup> (1,389 sq.ft.) approx

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**Connells**

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50 High Street  
HARPENDEN AL5 2SU

EPC Rating: D Council Tax  
Band: F

Service Charge:  
1200.00

Ground Rent:  
Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1968. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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