

Connells

Whitings Close
Harpenden

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Harpenden AL5 5HH

for sale
£625,000







Property Description

A wonderful spacious property in its own right which has already been extended to the ground floor as bedroom or family room, this three bedroom end of terrace property is situated at the end of a quiet residential cul de sac and has the benefit of having a lovely corner plot garden which is very private and secluded. There is further potential to extend over the existing ground floor extension to give another bedroom and you could also go into the loft (s.t.p.p). Very close to Sauncey Wood Primary School and within application distance for both KWS and SJL Secondary schools this property must be viewed.

Entrance Porch
Door and UPVC window to front aspect with ceramic tile flooring

Entrance Hallway
Door to front aspect and radiator

Shower Room Off Utility Room
UPVC window to side aspect, shower cubicle, wash hand basin, low level WC, radiator and ceramic tile flooring

Lounge
Double aspect with UPVC window to front and rear aspect, two radiators

Family Room
Double aspect with UPVC windows to front and side aspect, radiator

Kitchen
UPVC window to rear aspect, ample kitchen units and work surfaces, space for washing machine and small fridge/freezer, Potterton central heating boiler, breakfast bar with radiator underneath, ceramic tile flooring

Utility Room
UPVC window to rear aspect and door leading to garden, plumbing for washing machine, ceiling spotlighting and radiator

Landing
Stairs from hallway, loft hatch, UPVC window to side aspect

Bedroom One
UPVC window to front aspect, radiator

Bedroom Two
UPVC window to rear aspect, radiator, two single built in wardrobes one housing hot water cylinder

Bedroom Three
UPVC window to front aspect, radiator

Bathroom
White suite comprising of; bath with mixer taps and shower attachment, low level WC, wash hand basin, ceiling spotlights, radiator and UPVC window to rear aspect

Driveway
Currently one space for one vehicle

Front Garden
Mostly laid to lawn with potential for further parking spaces (s.t.p.p)

Garden
An interesting and spacious corner plot with potential for a raised patio area ideal for entertaining separate to the rear garden. Mostly laid to lawn and very private and secluded completely unoverlooked on three sides. Garden shed to rear with outside tap and security light.

Agents Notes
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'







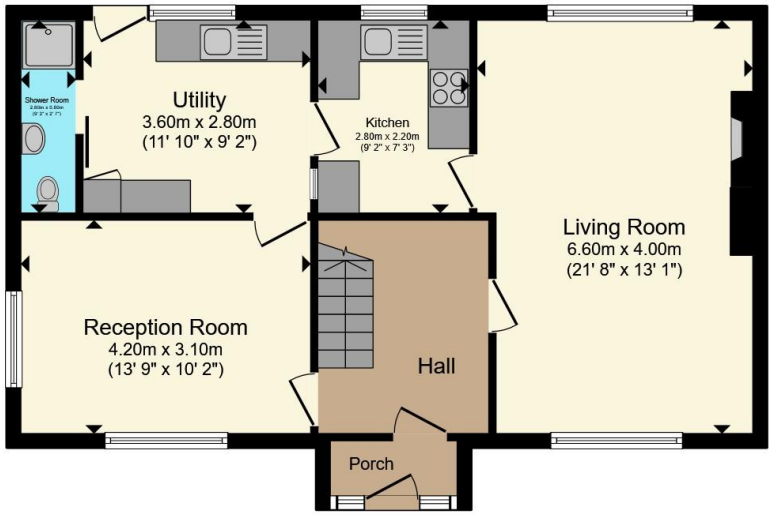




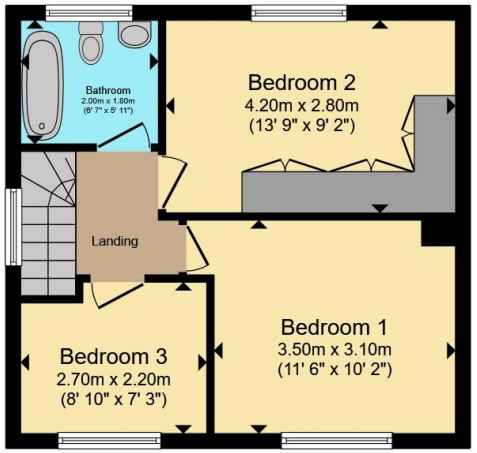








Ground Floor



First Floor

Total floor area 103.1 m² (1,109 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

Connells

To view this property please contact Connells on

T 01582 760 131
E harpenden@connells.co.uk

50 High Street
HARPENDEN AL5 2SU

EPC Rating: Awaited

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/HPN307204

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.