

Connells

Noke Shot
Harpenden

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Harpenden AL5 5HS

for sale
£600,000







Property Description

Situated in the highly sought-after Batford area of Harpenden, this modern three-bedroom townhouse offers stylish and versatile accommodation arranged over three floors, making it an ideal home for families and professionals alike.

Beautifully presented throughout, the property benefits from modern fixtures and fittings and has been thoughtfully designed to provide practical and comfortable living space. The ground floor features a welcoming entrance hall, a convenient downstairs cloakroom and spacious living accommodation, ideal for both everyday family life and entertaining.

The first floor comprises two well-proportioned bedrooms and a contemporary family bathroom, while the impressive top-floor principal bedroom provides a private retreat with elevated views across the surrounding area.

Externally, the property boasts block-paved frontage providing off-street parking for up to four vehicles, a rare and valuable feature in such a popular residential location. To the rear, the fully enclosed two-tiered garden offers an excellent outdoor space for relaxing, entertaining and family enjoyment.

The property is ideally positioned on the eastern side of Harpenden, within easy reach of highly regarded schooling including both St John Lawes School and Katherine Warrington School. Batford Springs Nature Reserve is also just a short distance away, offering beautiful walks and open green space, while Harpenden town centre, mainline station and local amenities remain close by.

Agents Note

"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."



















Total floor area 100.9 m² (1,086 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

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50 High Street
HARPENDEN AL5 2SU

EPC Rating: Awaited

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/HPN307275

The Property Ombudsman

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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.