

Connells

Rosebery Avenue
Harpenden

Rosebery Avenue
Harpenden AL5 2QP

for sale
£1,100,000







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.

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."

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







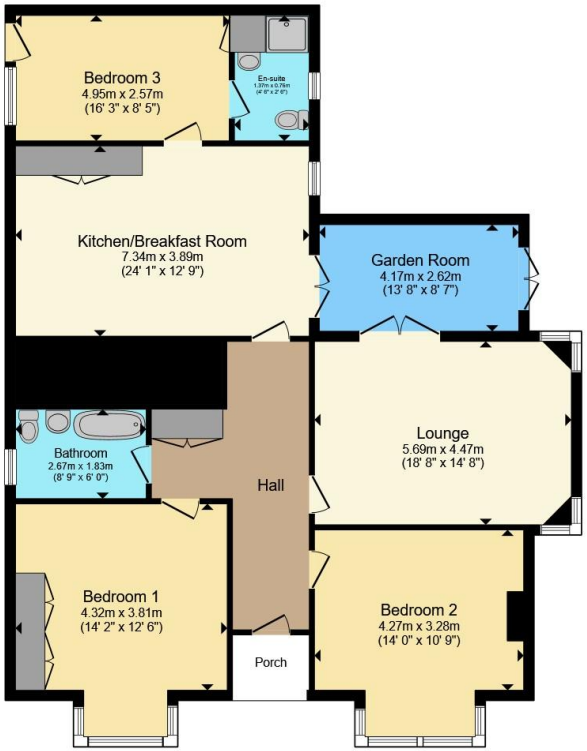












Total floor area 129.0 m² (1,389 sq.ft.) approx

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: D

Council Tax Band: F

Service Charge: 1200.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HPN307174

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

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.

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