

4 Bedroom(s), Detached House, Freehold

Harpenden Drive, Dunscroft.



- 3D Virtual Tour Available
- Four Bedrooms
- En - Suite to Master Bedroom
- Lounge And Dining Room
- Ground Floor W/C

- Detached and Well Presented Family Home
- Kitchen And Utility Room
- Kitchen Diner
- Utility Room
- Garage And Driveway Allowing For Multiple Cars To Park

**Offers in Region of
£235,000
For Sale**

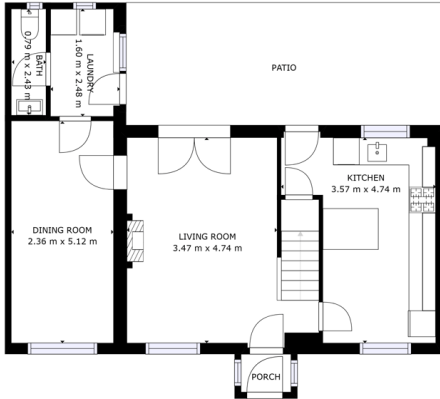
Book your viewing today Tel: 01302 247754

Owner's View

This home features a large kitchen with plenty of cupboards which was added around five years ago. All rooms have 1 tv aerial sockets. The loft has been fully boarded out making an idea space for storage. The central heating System is a gas Combi boiler is 7 years old serviced regularly. 4 of the bedrooms have good size built in wardrobes. The en suite in the master bedroom has a double size shower cubicle. And in the bathroom there's a shower over the bath. The utility room has space for washing machine and tumble dryer at the side of it great space for drying clothes. The property has a downstairs toilet in the utility area. It has A beautiful garden plenty of colour all year round artificial grass making it I easy manageable garden. In the back garden there is also a gazebo which is perfect for entertaining all summer with an outdoor Electric plug socket. The back garden has sun from 11am onwards. Making it a perfect space for entertaining and relaxing

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 0: 26 m², FLOOR 1: 24 m²
EXCLUDED AREAS: - PATIO: 21 m²
- PORCH: 5 m²
TOTAL: 106 m²

FLOOR: 1



Dining Room



Ground Floor W/C



Kitchen Diner



Utility Room

First Floor

Floor Plan

Master Bedroom



En Suite

Loft Insulation - Yes

Loft Boarded out - Yes

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - No

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 