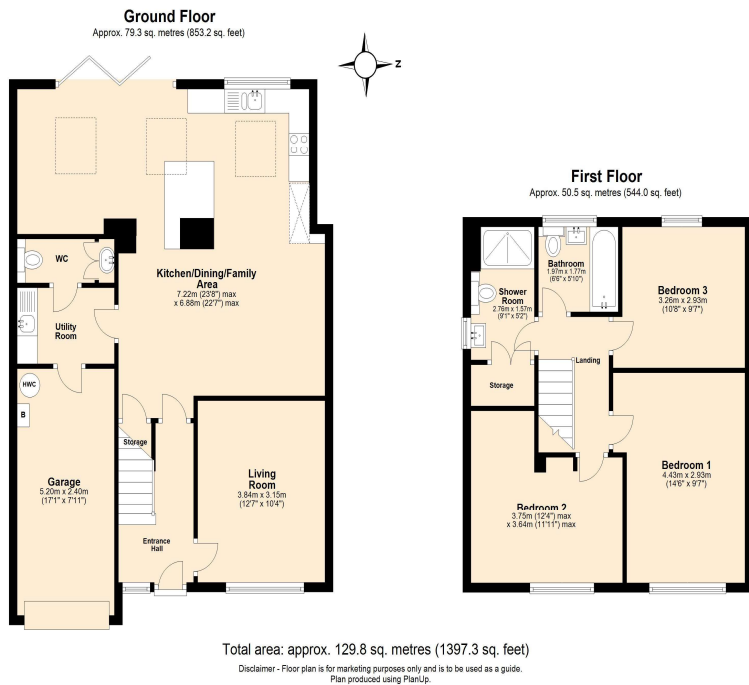




30 Cranbourne Drive, Harpenden, AL5 1RL



A beautifully extended three bedroom semi-detached home that offers excellent space for a family with its impressive kitchen/diner/family room to the rear with bifolding doors which open up into a wonderfully landscaped garden. The property will be available to let from the 1st of August.

Upon entering the property you are greeted by a good sized entrance hall, with door off to the right into the living room which is a generous size to front aspect, through to the back of the property you have a large kitchen/diner/family area which oozes with natural light due to the skylights and bi-folding doors to the rear which is west facing. The kitchen has the benefit of built in appliances which are; dishwasher and fridge/freezer, oven, grill, induction hob, extractor, proving drawer, solid wooden worktops and dual sink with mixer tap. Additionally on the ground floor there is a utility room, which houses the washing machine, tumble dryer some more worktop space and a sink with doors to; to WC, along with access into the integral garage where the boiler and hot water cylinder are held.

Upstairs you have three double bedrooms, a master bedroom, family bathroom, bath with shower above, WC, sink, a separate shower room with walk in shower, WC and sink, along with large storage cupboard.

Outside the property, to the front there is parking offered on a block paved driveway along with a slate bed boarded by raised sleepers. To the rear of the property you have a composite decking with surrounds the Astro (grass lookalike), raised sleeper flower beds that are kept beautifully and patio area which currently houses the BBQ.

Cranbourne Drive is ideally placed to access local amenities which include a supermarket, pubs, restaurants, local shops and is convenient for Grove JMI School.

ACCOMMODATION

Entrance Hall
Living Room
Kitchen/Diner/Family Room
Utility Room, WC

FIRST FLOOR

Bedroom One
Bedroom Two
Bedroom Three
Bathroom and Shower Room

EXTERIOR

Driveway, Garage
Garden

PROPERTY INFORMATION

Council Tax Band : D
Holding Deposit: £611.53
Security Deposit: £3057.69

Tenant Guidelines

If you would like to rent this property we require our reservation form and one weeks rent as a holding deposit, which will contribute to your first month's rent. If you require further information, please call 01582 769966 or visit our website on bradfordandhowley.com

Viewing Information

BY APPOINTMENT ONLY WITH BRADFORD & HOWLEY, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

Environmental Impact Rating

The environment impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans and measurements, these are not guaranteed and they do not form part of any contract. We have not tested any of the services, equipment or fittings. No persons in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase price. You may download, store and use the material for your own personal use. You may not republish the material in any format without the consent of Bradford & Howley

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