



Porters Hill, Harpenden, AL5 5HR

A wonderful example of a THREE DOUBLE BEDROOM mid-terraced home finished to a high standard throughout featuring an open plan kitchen/dining area, ample parking to front and stunning views across the allotments to the rear.

Upon approaching the property, you are greeted by a gravelled driveway, steps up to into the entrance porch, leading into entrance hall with doors off to the large living room to front, double concertina doors into the recently fitted kitchen/dining area with marble effect work tops, high gloss units and spotlights throughout to giving a nice modern bright feeling.

Across the rear of the property is a large CONSERVATORY opening onto a beautifully mature garden backing onto the allotments.

Upstairs there are three double bedrooms with the master and the second bedroom benefitting from built in wardrobes, along with the master bedroom enjoying an en-suite shower. Additionally on the first floor there is family bathroom with three piece suite.

Porters Hill is located in a family friendly area close to well respected local schooling, a short walk to the wonderful Batford springs nature reserve.

Central Harpenden and the mainline station are both easily accessible.



ACCOMMODATION

Entrance

Front door opening into:

Entrance Porch

Windows to front and side, radiator, tiled flooring, door to:

Entrance Hall

Hard wood effect flooring, radiator, under stairs storage, separate storage cupboard, window to side, door to:

Living Room

Bay window to front currently being used as a handy office space, dual concertina doors, wall and pendant lighting, wood effect flooring, radiator, coving.

Kitchen / Dining Area

Mixture of wall, base and drawer units, featuring high gloss handle less design, dual oven, space for American style fridge freezer, Butler sink with stainless steel mixer taps, marble effect worktops, gas hob, extractor, spotlights, wood effect flooring, pendant lighting over the dining area, space for washing machine and dishwasher, breakfast bar, seating area, French doors to:

Conservatory

Hard flooring, full glass surround, radiator, lighting, doors out onto the garden.

FIRST FLOOR

Landing

Wood effect flooring, doors to:

Bedroom One

Window to rear, built in wardrobes, wood effect flooring, radiator, lighting.

En-Suite Shower

Shower cubicle, pedestal wash handbasin, low level wc.



Bedroom Two

Dual windows to front, up and over built in wardrobes, carpets, radiator, lighting.

Bedroom Three

Dual aspect windows to front and side, wood effect flooring, radiator, lighting.

Bathroom

Window to rear, bath, vanity wash handbasin, concealed low level wc.

EXTERIOR

Rear Garden

Patio area, laid to lawn, mature shrubs and borders, space for shed.

Front

Gravelled driveway for multiple cars.

PROPERTY INFORMATION

Tenure: Freehold

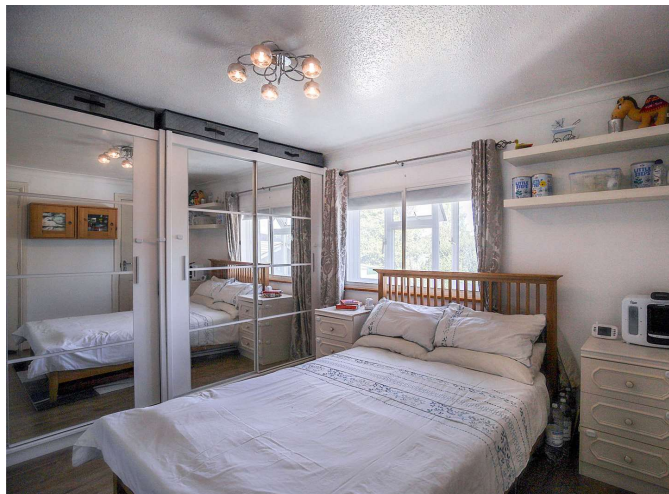
Council Tax Band: E

Viewing Information

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

Environmental Impact Rating

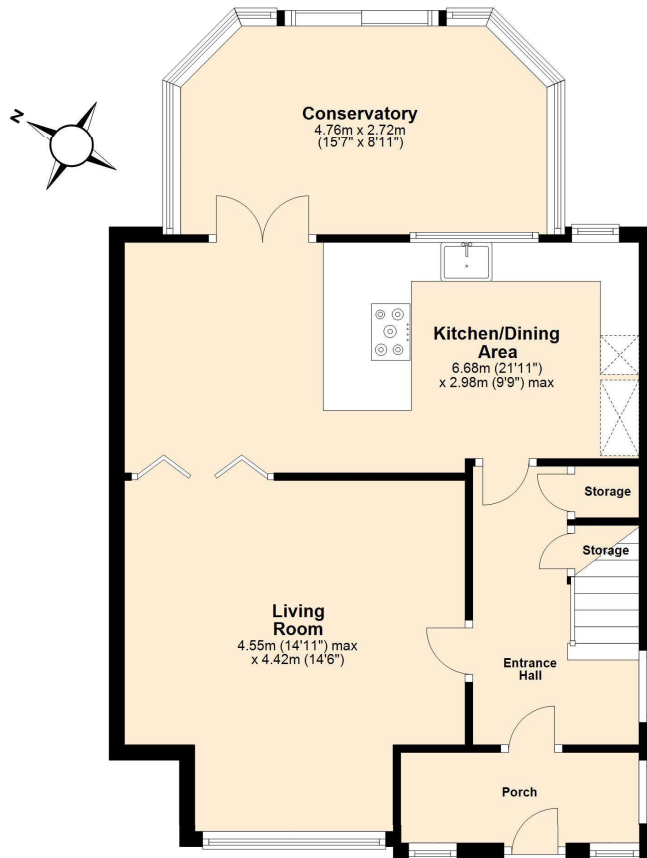
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.





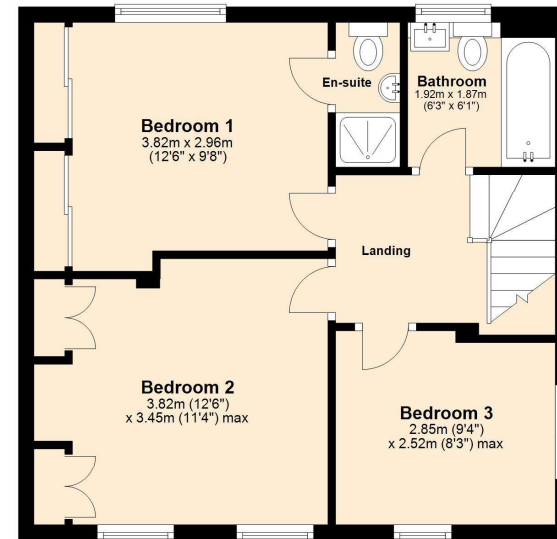
Ground Floor

Approx. 63.2 sq. metres (680.2 sq. feet)



First Floor

Approx. 44.1 sq. metres (474.3 sq. feet)



Total area: approx. 107.3 sq. metres (1154.4 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

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