



6 Riverbanks Close, Harpenden, AL5 5EJ

A beautifully presented modern property situated in a private close, backing onto the River Lea. The property is close to local amenities and approximately one mile to Harpenden station and town centre.

The accommodation comprises entrance hall, cloakroom, living/dining room with garden access, and a delightful, fitted kitchen. On the first floor there are two bedrooms and a family bathroom.

Outside there is a lovely mature garden, with patio area and two private parking spaces to the front.

Riverbanks Close is situated to the Northeast of Harpenden, close to local schools, shops, and public houses.

The Lea Valley Nature Reserve is a moments' walk away and Harpenden town centre and mainline station to London St Pancras is approximately one mile away. Harpenden town centre also offers a superb variety of boutique shops,



ACCOMMODATION

Entrance Hall

Staircase to first floor, doors to all rooms, radiator, coving.

Living/Dining Room

Double glazed multi-paned style window to rear elevation, double glazed multi-paned style door to the garden, radiator, coving, useful deep built in storage cupboard.

Kitchen

Double glazed multi-paned style window to front, stylish range of floor and wall mounted units and drawers, with work surfaces over, incorporating sink unit with side drainer and mixer tap, fitted stainless steel oven, hob, and extractor canopy, plumbing for washing machine, space for dishwasher, space for upright fridge freezer, radiator, wall mounted gas central heating boiler.

Cloakroom

Modern white suite comprising low level WC, wash hand basin with mixer tap and cupboard below, radiator, opaque double glazed window to front.

FIRST FLOOR

Landing

Loft access doors to all rooms.

Bedroom One

Double glazed multi-paned style window to rear aspect, radiator.

Bedroom Two

Two double glazed multi-paned style windows to front aspect, radiator, useful built in storage cupboards.

Family Bathroom

Stylish white modern suite comprising panelled bath with mixer tap and handheld shower attachment, wash hand basin with mixer tap and cupboards below, low



level WC with concealed cistern, heated towel radiator, extractor.

EXTERIOR

Rear

Immediately to the rear of the property is a patio area leading to a lawned garden with well stocked and established plant borders. The garden has a gate at the rear which leads onto the riverbank, by the river Lea, which is privately owned by the homeowners.

Front

There is private off street parking for two vehicles.

PROPERTY INFORMATION

Tenure: Freehold

Council Tax Band: D

Viewing Information

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

Environmental Impact Rating

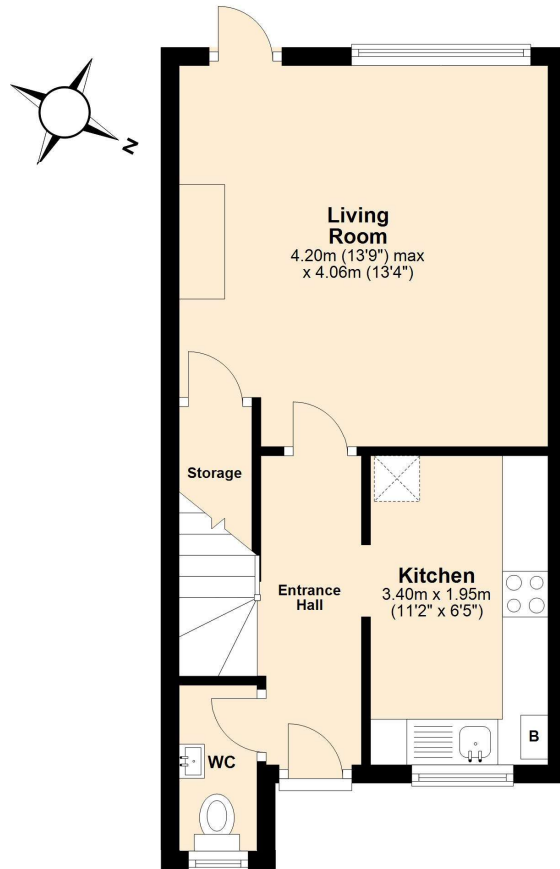
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.





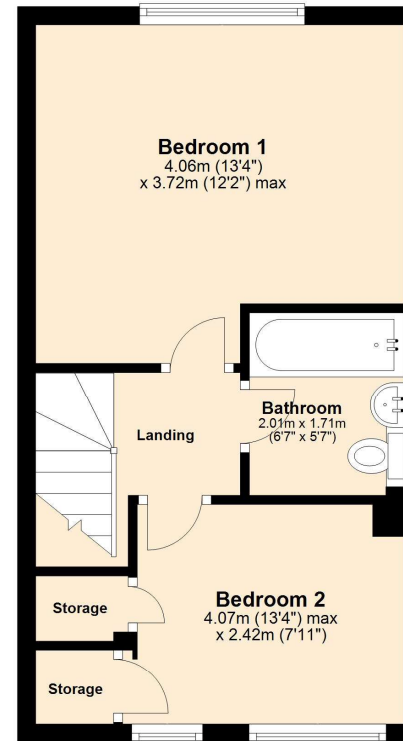
Ground Floor

Approx. 32.0 sq. metres (344.5 sq. feet)



First Floor

Approx. 31.2 sq. metres (335.8 sq. feet)



Total area: approx. 63.2 sq. metres (680.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			