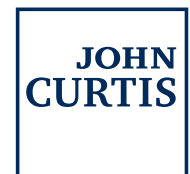




30 Welbeck Rise, Harpenden, Hertfordshire AL5 1SN

www.johncurtis.co.uk
Valuers, Estate & Lettings Agents



30 Welbeck Rise Harpenden, Hertfordshire

We are delighted to offer for sale this three bedroomed family home, located in a small quiet cul-de-sac of just four properties with no upper chain.

Close by are some wonderful walks into open countryside, as well as having all the local amenities at Southdown within walking distance. For comfort and economy, both gas fired central heating and replacement double glazing are featured throughout and for convenience, there is off street parking. More detailed notes are to be found as set below and should be read in conjunction with the floorplan.

Harpenden is well noted for its excellent choice of schools, sports and social facilities, various clubs and a comprehensive range of restaurants and bars. Harpenden benefits from a main line train service to St. Pancras International and beyond, to Brighton.

£520,000



Entrance Hall

Double glazed door to front with glazed inserts. Telephone point. Dado rail. Wall mounted electric consumer unit. Understairs storage cupboard. Radiator. Doors to:

Cloakroom

White suite comprising close coupled WC and wash hand basin with cupboard below and mixer tap over. Half height ceramic tiling to walls. Frosted window to front.

Living Room

Dual aspect room with patio doors to both rear and side. TV and telephone points. Coving. Wall light points. Two radiators.

Kitchen

Re-fitted kitchen with units comprising single drainer stainless steel sink unit with mixer tap and separate filtered tap over and storage cupboard below. Further comprehensive range of both wall and floor units. Laminate roll top work surfaces with ceramic tiled splashbacks. Plumbing and space for automatic washing machine and tumble dryer. Space for larder style fridge freezer. Water softener. Double glazed door to garden.

Family Room/Bedroom Four

Window to front. Access to roof space. Radiator. Telephone point. Further door to:

Shower Room

Oversized shower cubicle with fitted Triton electric power shower. Pedestal wash hand basin and close coupled WC. Frosted window to rear. Extractor vent. Wall mounted heated tubular towel rail.

FIRST FLOOR

Landing

Approached via staircase from the Entrance Hall. Loft access. Airing cupboard housing pre-lagged copper hot water cylinder with ample shelving. Further doors to:

Bedroom One

Window to front. Extensive range of built in wardrobe cupboards and storage units. Coving. Radiator.

Bedroom Two

Window to side. Coving. Radiator.

Bedroom Three

Window to rear. Coving. Radiator.

Bathroom

Re-fitted white suite comprising panelled bath with Aqualisa electric power shower over and fitted glass shower screen. Close coupled WC and wash hand basin with mixer tap over and storage cupboard below. Full ceramic tiling to walls. Wall mounted heated tubular towel rail. Frosted window to front.

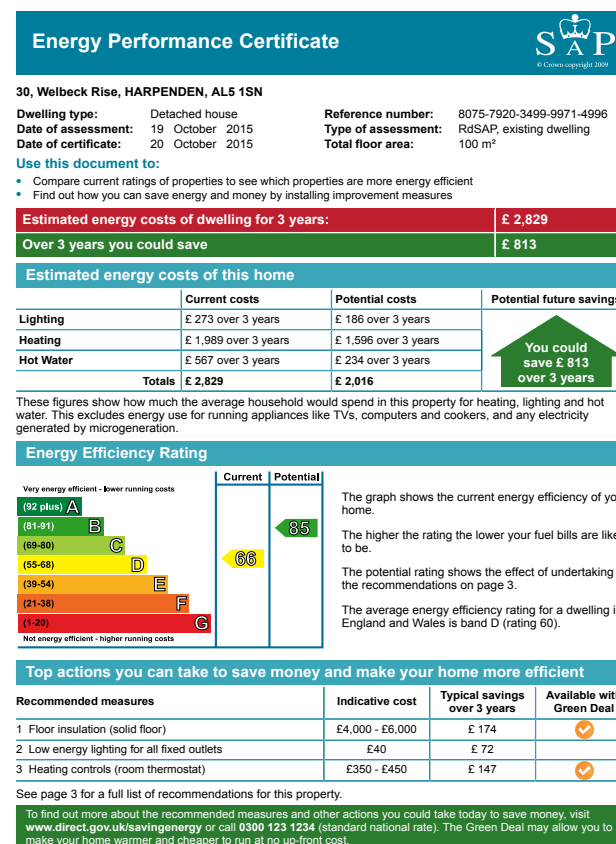
EXTERIOR

Front Garden

Block paved drive, providing off street parking for two vehicles. Outside lighting.

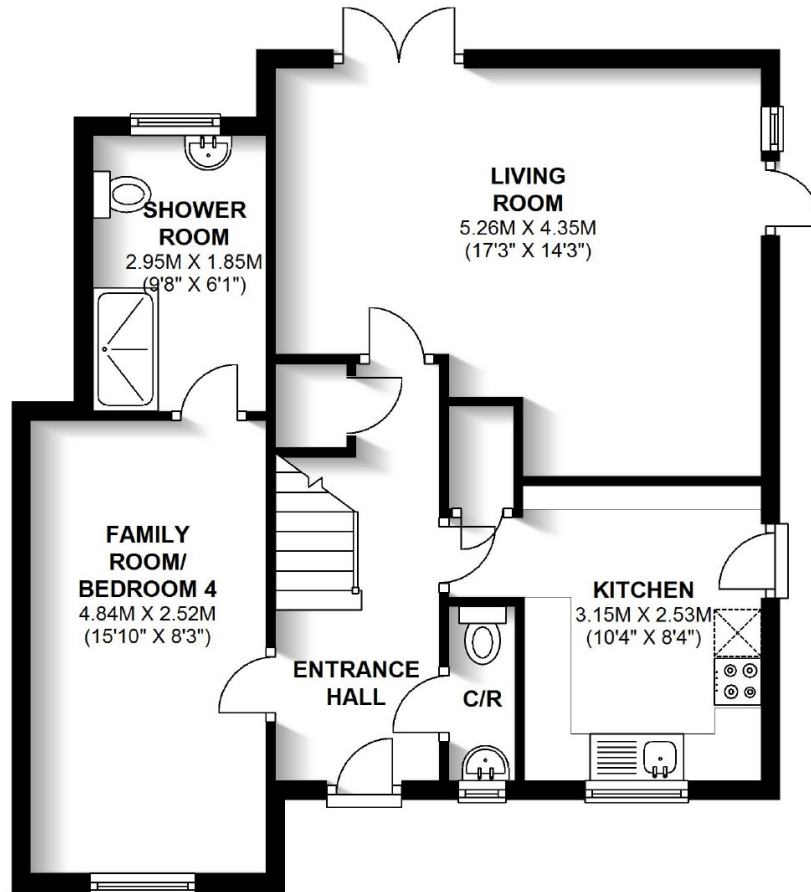
Rear Garden

This delightful feature of the property wraps around the rear and side of the house and comprises an area laid to lawn, together with a mature range of well tended flower and shrub borders. Privacy comes via a range of both close boarded timber fencing together with mature evergreen planting. Gated side access. Outside tap. Outside lighting.



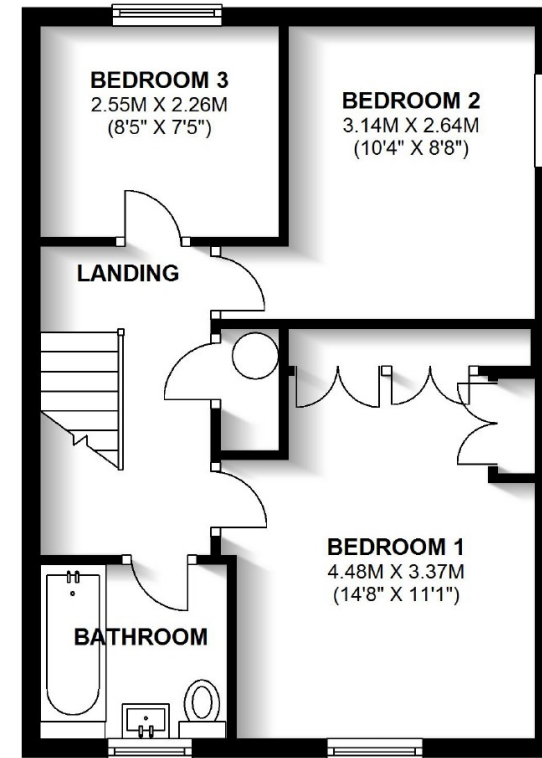
GROUND FLOOR

APPROX. 58.1 SQ. METRES (624.9 SQ. FEET)



FIRST FLOOR

APPROX. 40.6 SQ. METRES (436.6 SQ. FEET)



TOTAL AREA: APPROX. 98.6 SQ. METRES (1061.5 SQ. FEET)

For Identification purposes, not to scale.

Plan produced using PlanUp.

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to clarify the information for you, especially if you are contemplating travelling to view the property.

Viewing strictly by appointment through John Curtis
Call us on 01582 764471 for free valuations and advice
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