

3 bed terraced house to buy in

Lea Walk, Harpenden, Hertfordshire, AL5 4NG

£430,000 Starting Bid

x 3 x 1 x 2

Tenure

Freehold

Driveway & Garage parking

Property features

- BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- DECEPTIVELY SPACIOUS FAMILY
- THREE WELL-PROPORTIONED BEDROOMS
- SEPARATE UTILITY ROOM
- EPC Rating D

Key Information

- Council Tax: Band E
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTC (fibre to the cabinet)
- Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

023 8251 4032
southwest@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

BEING SOLD VIA SECURE SALE ONLINE BIDDING.

A DECEPTIVELY SPACIOUS THREE BEDROOM FAMILY HOME IN HARPENDEN, OFFERED CHAIN FREE VIA MODERN METHOD OF AUCTION, WITH A STARTING BID OF £430,000, FEATURING WALKING DISTANCE TO SCHOOL AND VIEWS OVER ALLOTMENTS.

Upon entering, a welcoming entrance lobby leads into the principal ground floor accommodation. The generous lounge/dining room provides an attractive reception space, with ample room for both comfortable seating and a formal dining arrangement.

A further reception room is situated to the rear, offering an additional family room overlooking the garden.

The modern kitchen/breakfast room is fitted with a comprehensive range of units and integrated appliances, complemented by a breakfast bar. This is further supported by a separate utility room, providing additional storage and laundry facilities, with internal access to the integral half garage.

To the first floor, the landing leads to three well-proportioned bedrooms and a family bathroom, completing the accommodation.

Externally, the property benefits from off-road parking to the front, leading to the integral half garage. The rear garden enjoys an attractive open outlook across the adjoining allotments. Further benefits include gas central heating and double glazing throughout.

Lea Walk is situated in a popular residential area of Harpenden, within approximately a mile of Sir John Lawes School, St George's School and Katherine Warington School. Harpenden town centre offers a range of shops, cafés and restaurants, while the mainline railway station provides regular connections towards London St Pancras. Westfield Recreation Ground is also nearby.

AUCTION INFORMATION:

THE PROPERTY IS OFFERED VACANT AND CHAIN FREE VIA THE MODERN METHOD OF AUCTION, WITH A STARTING BID OF £430,000. IMMEDIATE EXCHANGE OF CONTRACTS IS AVAILABLE, OFFERING A SPEEDIER ROUTE TO COMPLETION.

Lounge / Dining Room - 8.16 x 3.43 (26'9" x 11'3") -

Family Room - 4.05 x 2.28 (13'3" x 7'5") -

Kitchen / Breakfast Room - 4.07 x 3.42 (13'4" x 11'2") -

Utility Room - 2.26 x 2.44 (7'4" x 8'0") -

Garage - 2.50 x 2.45 (8'2" x 8'0") -

Master Bedroom - 3.88 x 3.48 (12'8" x 11'5") -

Bedroom Two - 4.19 x 3.26 (13'8" x 10'8") -

Bedroom Three - 3.90 x 2.49 (12'9" x 8'2") -

Bathroom - 2.25 x 2.64 (7'4" x 8'7") -

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £430,000

Property Type: Terraced House

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

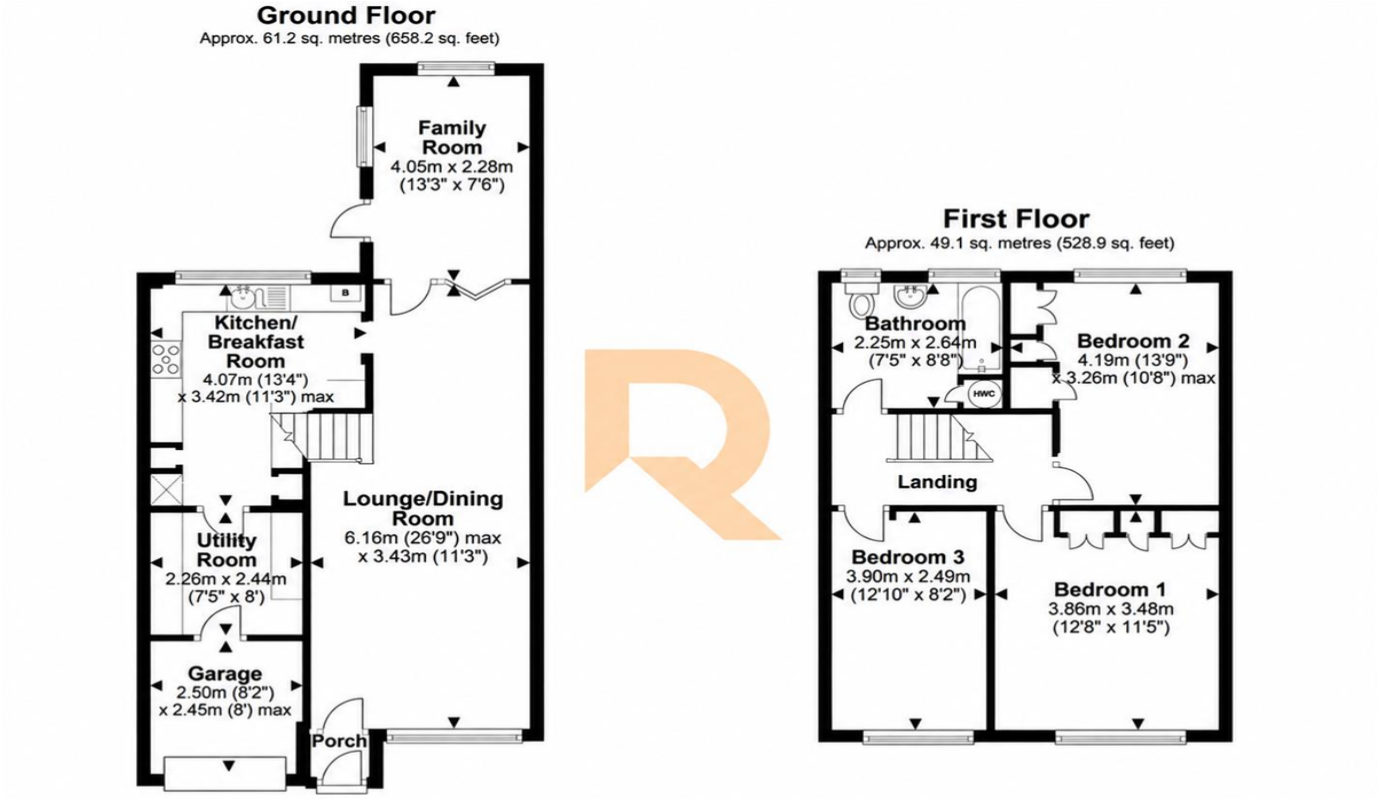
Water meter: No

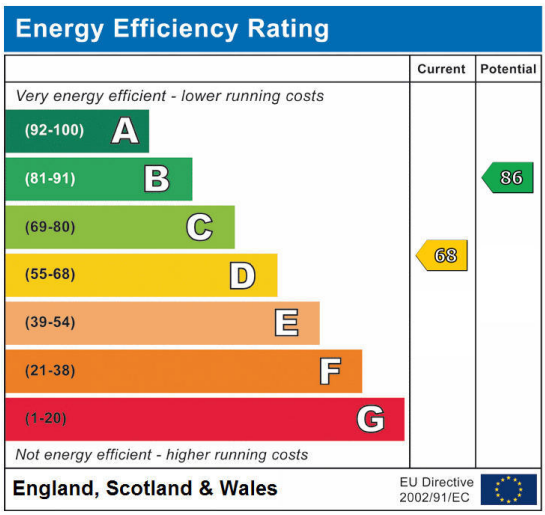
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good





Lea Walk, Harpenden, Hertfordshire, AL5 4NG

Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way Silverlink Business Park, Wallsend , Wallsend, Wallsend, NE28 9NY, Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk

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