



MANTONS

ESTATE AGENTS

3 Bedroom Semi-Detached for Sale - £700,000

The Pleasance, Harpenden, Hertfordshire, AL5 3NA



KEY FEATURES:

- WELL APPOINTED SEMI DETACHED BUNGALOW
- NO UPPER CHAIN COMPLICATIONS
- AMPLE POTENTIAL TO EXTEND FURTHER (STP)
- GARAGE WITH DRIVEWAY
- REPLACEMENT ROOF
- GENEROUS SIZE REAR GARDEN
- EXTENDED TO THE REAR
- WALKING DISTANCE TO TOWN CENTRE

Description

MANTONS ESTATE AGENTS are pleased to offer for sale this rarely available three bedroom semi detached bungalow in need of modernisation which is reflected in the 'Marketing Price'. This is an exciting opportunity to put your own 'Stamp' on a property which will be sure to generate substantial interest.

Internally the property will need updating & possibly reconfiguration to make the best use out of the 1100 sqft of living space. Positioned along a popular road with ample potential to extend (stp) with the added advantage of no upper chain complications.

In brief the property comprises; Entrance porch & hall, 16ft living room with 'French' doors leading to the conservatory, kitchen, dining room, three well proportioned bedrooms & shower room.

Further benefits include; Secluded rear garden, front garden, garage & driveway, gas central heating & a replacement roof.

Contact Mantons Estate Agents for more information or to arrange a viewing.

The Pleasance is situated to the North of Harpenden, this particular property occupies a generous size plot. Within a short walk of the town centre where you will find a vast array of shops, eateries, boutiques, supermarkets & public houses. Harpenden mainline railway station to London St Pancras is approximately 1.8 miles away. School catchments include Roundwood Park, Sir John Lawes & St Georges.

Additional Information

EPC Rating E. Council Tax Band E. 1115 sqft (Approx.)



Total area: approx. 103.6 sq. metres (1115.3 sq. feet)