



## The Cleave

Harpenden, AL5 5SJ

Extremely well presented three bedroom, end of terrace home of circa 958 sq ft in a popular cul-de-sac. Private garden with gated access to the rear and driveway with off-street parking. Within walking distance of the town centre and station and well placed for excellent schooling.

**Guide price £600,000**

# The Cleave

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- End-terrace home
- Private garden with gated rear access
- Walking distance of town centre & station
- Three bedrooms
- Driveway
- Well placed for excellent schooling
- Circa 961 sq ft
- Popular cul-de-sac
- Council Tax Band D

## Entrance Hall

## Kitchen

10'5" x 6'7" (3.20 x 2.03)

## Living/Dining Room

18'0" x 16'0" (5.49 x 4.88 )

## Utility Room

8'9" x 7'3" (2.67 x 2.23 )

## Store

7'3" x 5'0" (2.23 x 1.54)

## Landing

## Bedroom One

15'10" x 8'11" (4.83 x 2.74)

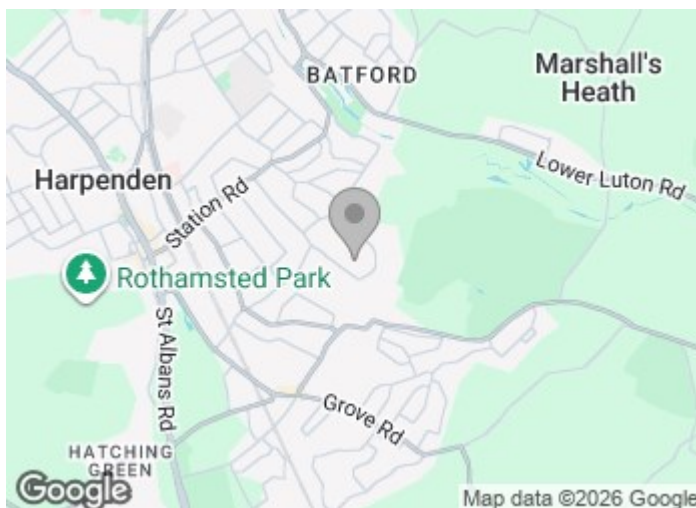
## Bedroom Two

10'0" x 9'6" (3.05 x 2.90)

## Bedroom Three

10'5" x 8'0" (3.20 x 2.44)

## Bathroom

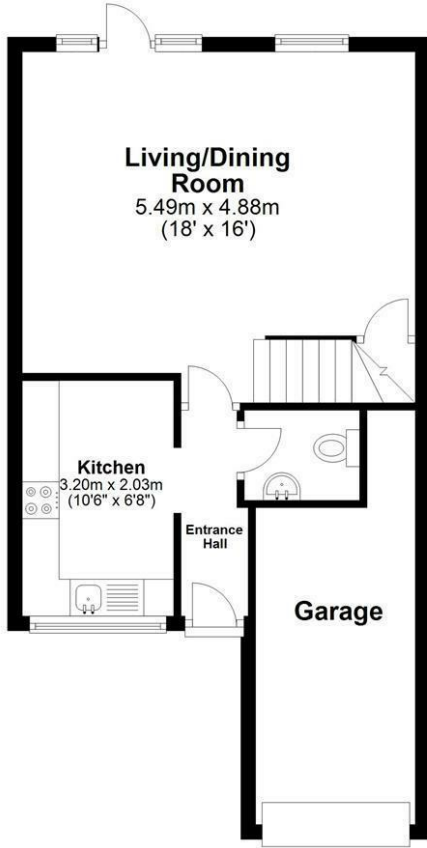




# Floor Plan

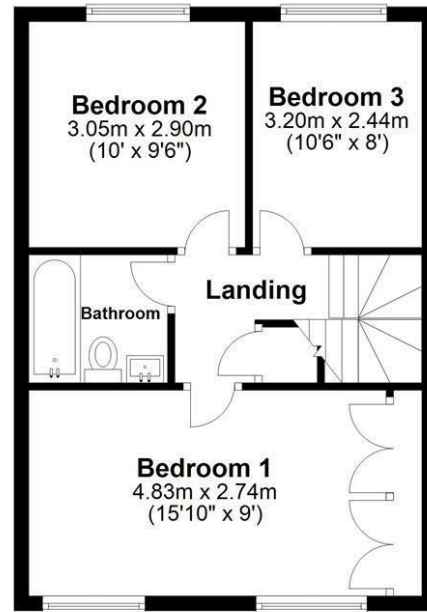
## Ground Floor

Approx. 47.1 sq. metres (507.1 sq. feet)



## First Floor

Approx. 41.9 sq. metres (450.9 sq. feet)



Total area: approx. 89.0 sq. metres (958.0 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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