



# 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) • NOT MORTGAGEABLE IN IT'S CURRENT STATE • REPLACEMENT ROOF & GARAGE WITH DRIVEWAY • 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, presenting a fantastic opportunity for renovation & personalisation. In need of complete modernisation, the condition of the property is reflected in the marketing price, and it is not mortgageable in it's current state. This is an exciting chance to add your own stamp to a home with great potential & is sure to attract strong interest.

Internally, the bungalow offers approximately 1100 sq.ft of living space with scope for reconfiguration to maximise its layout. Positioned on a popular road, the property also offers excellent potential for extension (subject to planning permission), and is available with no upper chain, allowing for a smooth & swift transaction.

The current layout comprises an entrance porch & hallway, a 16ft living room with French doors opening into the conservatory, kitchen, separate dining room, three well proportioned bedrooms & a shower room.

Additional benefits include a secluded rear garden, front garden, garage with driveway, gas central heating & a replacement roof.

To find out more or arrange a viewing, contact Mantons Estate Agents today.

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 Sq.ft (Approx.)

