



**8 Riverbanks Close, Harpenden, AL5 5EJ**  
**£449,950 Freehold – Enquiries: 01582 461581**

  
**THE LAND OFFICE**



This easily run modern home was built by reputable Jarvis Homes to create a lovely neighbourhood each with a private garden plus the added feature of communal gardens running alongside the River Lea to give a delightful area for summer picnics and relaxing mindfulness.

The house is really well presented, spotless, to make moving in really easy.

- Clean and fresh a delight to move into
- Modern Jarvis built 3 bedroom home
- Fashionable bathroom and ground floor cloakroom
- Sunny south-west facing rear garden
- Gated access to riverside communal gardens
- Garage with power and light plus parking space
- Private road with additional visitor parking spaces
- Convenient for two popular secondary schools
- 1.4 miles from station and town centre

Clean, fresh modern 3 bedroom home with sunny south-west facing private rear garden plus additional riverside communal gardens. The house is superbly presented 'ready to move in' offers scope for extension to the rear (subject to planning).

This property is one of only a few to have a parking space and a detached Garage with power and light connected.

The location is convenient for nearby Co-Op and Tesco neighbourhood stores and only 1.4 miles of Harpenden station for access to London on the Thameslink line, which also provides service to Gatwick, Brighton and Guildford.

Nearby Secondary schools include Sir John Lawes and also the newly opened Katherine Warington School making this a good home for students or teachers.



## ENTRANCE HALL

UPVC Front door with inset double glazed panels. Wood finish flooring with inset doormat by front door. Double Radiator. Space for dresser etc

## CLOAKROOM

Double glazed window to front. Nice white suite with WC and washbasin with modern glass splashback. Tiled floor. Radiator.

## LIVING ROOM

14' 8" x 13' 8" (4.47m x 4.17m)

Double glazed south west facing rear aspect window with double radiator below. Double glazed door to rear garden. Wood finish laminate flooring. Storage cupboard. This room has potential to be extended, as other homes in the road have done, subject to planning permission,

## KITCHEN

11' 2" x 7' 8" (3.4m x 2.34m)

Double glazed window to front. Lovely clean and fresh kitchen with matching base and wall cupboards, roll edge worktops. Built in Bosch hob and oven. Space and plumbing for automatic washing machine and a dishwasher. Recess for fridge-freezer. Part tiled walls, tiled floor. Gas Boiler. Radiator.

## LANDING

accessed via easy rising staircase from the hall. Access to loft.

## BEDROOM ONE

14' 8" x 9' 8" (4.47m x 2.95m)

Double glazed rear aspect with views over the garden, the riverbank communal gardens and the green beyond. Radiator. Three storage cupboards providing good wardrobe space.





## BEDROOM TWO

10' 0" x 8' 0" (3.05m x 2.44m)

Double glazed window to front with radiator below

## BEDROOM THREE / STUDY

9' 5" x 6' 4" (2.87m x 1.93m)

Double glazed window to front with radiator below.

## BATHROOM

Double glazed window to side. Fashionable modern white suite with Low flush WC, wash basin with storage cupboard below, panel bath with mixer taps and separate shower. Fully tiled walls with recess for washing products in the shower. Tiled floor. Heated towel rail.

## EXTERIOR

### FRONT GARDEN

Well established planting area, paving for easy maintenance access to front door and to the side and garage

### GARAGE

15' 10" x 8' 2" (4.83m x 2.49m)

Detached garage with a pitched tiled roof giving extra storage and easier maintenance than a flat roof. Power and light connected.





## REAR GARDEN

38' 3" x 26' 0" (11.66m x 7.92m)

South west facing rear garden with patio at the rear of the house and lawn leading to a gate at the bottom of the garden. Well fenced the garden also abuts the side of the detached garage. The garden widens to 26ft at the rear of the garage with a recess for the timber garden shed. Gate opens onto:

## RIVERSIDE COMMUNAL GARDENS

A unique feature of this well planned Jarvis development is the provision of communal gardens which run behind the properties and alongside the River Lea.

The gardens are jointly maintained from a modest service charge to provide a delightful seating area with immediate access via gate at the bottom of the garden. This is wonderful for relaxing by the river and enjoying the local swans who often nest nearby.

## SERVICE CHARGE

Ownership of this Freehold property gives member of a management company which looks after the private road and communal gardens and levies a service charge of £25pcm. This creates a neighbourhood community and takes care of this lovely environment.

## VIEWING

**Contact the owner's Sole Agents at The Land Office – 01582 461581**

All viewings will be conducted in accordance with Government guidelines. A 3D Tour is available to view online or on request to give a 360 degree view of most of the property, including the outside.

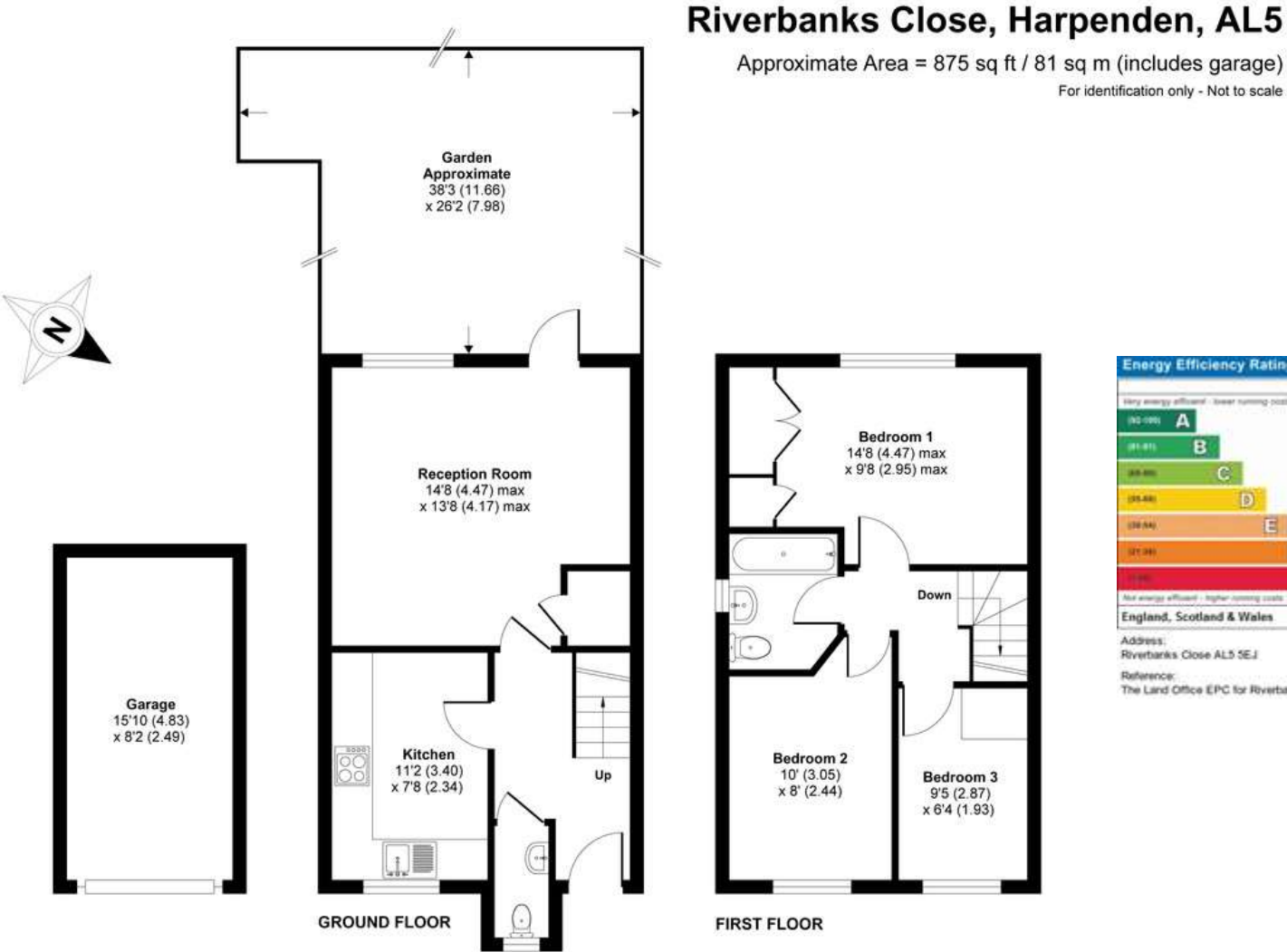
**The Land Office –Visitors by prior appointment at 65 High Street, Harpenden**







# Floor Plans



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EPC Decimals 2020-11-02		

Address:  
Riverbanks Close AL5 5EJ

Reference:  
The Land Office EPC for Riverbanks Close

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
A		
B		
C		
D		
E		
F		
G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		
EPC Decimals 2020-11-02		

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied upon. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Please check availability before travelling to view. A 3D Tour is available online or on request. For a free valuation, contact the numbers listed on the brochure.





Viewing by appointment only – 3D Tour available

The Land Office | 65 High Street | Harpenden AL5 2SL  
T: 01582 461581 | E: [sales@thelandoffice.co.uk](mailto:sales@thelandoffice.co.uk) [www.thelandoffice.co.uk](http://www.thelandoffice.co.uk)

  
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