



Crabtree Lane

Harpenden, AL5 5TA

Beautifully presented 4 bedroom family home with period features, circa 1,650 sq ft in a prime central location within walking distance of Harpenden town centre and station. Private driveway and garden of over 83ft with super, air conditioned garden room. Close to outstanding schooling. Scope for further extension (STPP).

Offers in excess of £1,500,000

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- Prime central location
- Detached character property
- Garden room with air conditioning and storage
- Circa 1,650 sq ft
- 4 bedrooms
- Garden of over 83 ft
- Walking distance to town centre and station
- Close to excellent schooling
- Council Tax Band G

Entrance Hall

Living Room

16'4" x 14'9" (5m x 4.5m)

Dining Room

16'4" x 13'1" (5m x 4m)

Kitchen

18'4" x 7'2" (5.6m x 2.2m)

Bedroom One

19'0" x 14'9" (5.8m x 4.5m)

En-suite Bathroom

Bedroom Two

16'8" x 12'1" (5.1m x 3.7m)

Bedroom Three

13'1" x 12'1" (4m x 3.7m)

Bedroom Four

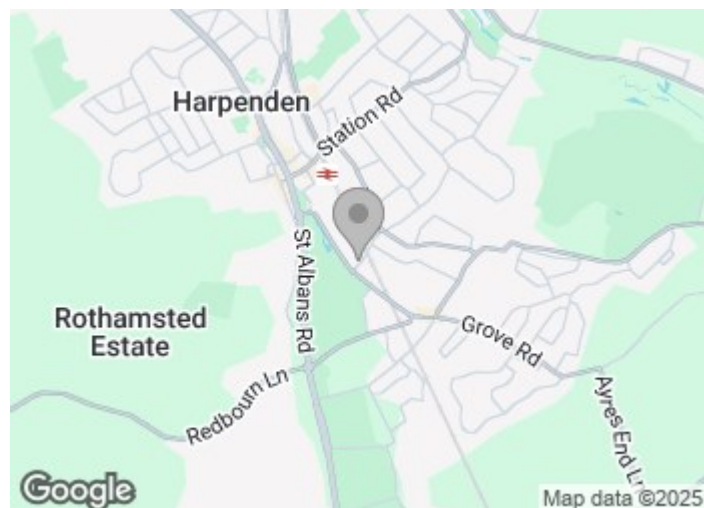
12'1" x 9'10" (3.7m x 3m)

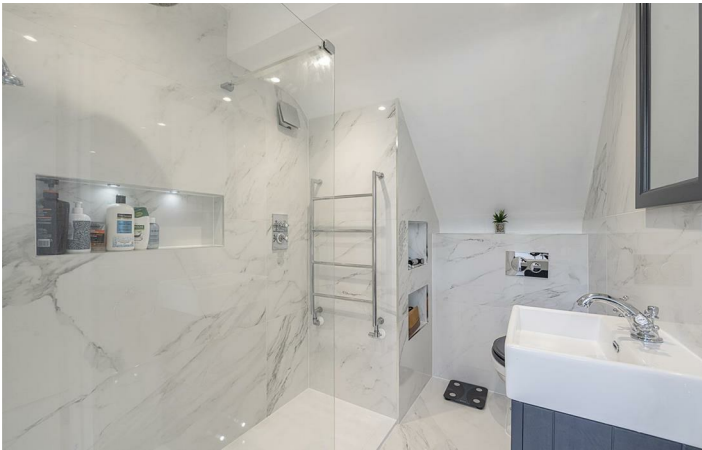
Garden Room

13'2" x 13'1" (4.03m x 4m)

Store Room

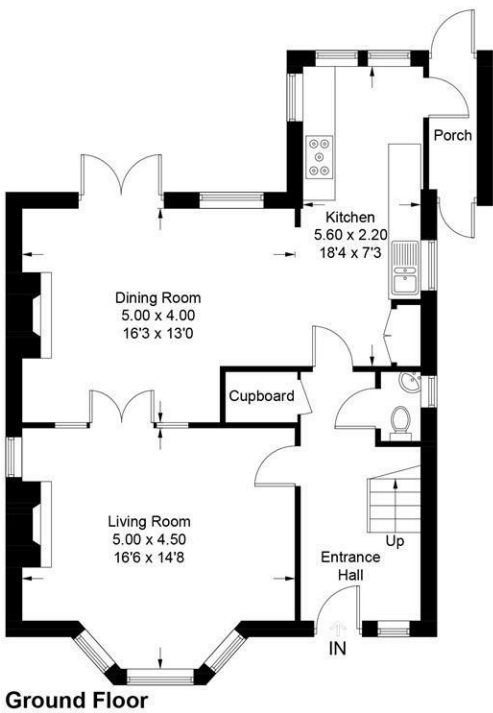
13'2" x 7'2" (4.03m x 2.20m)



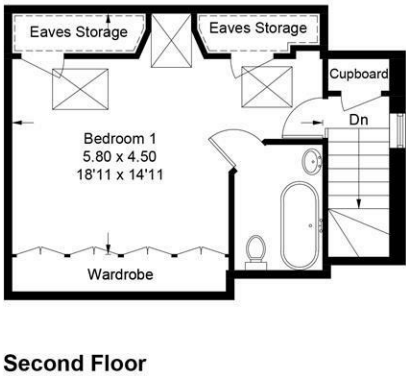
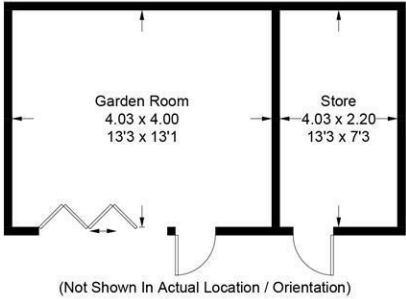
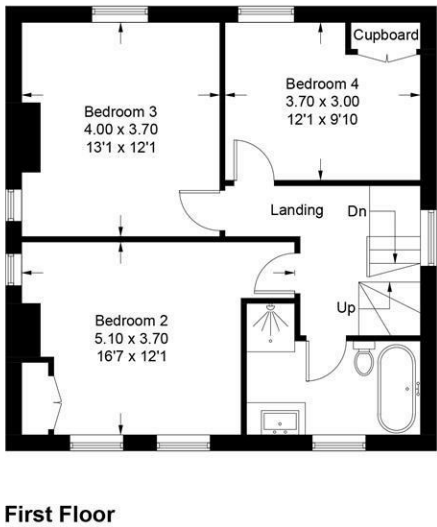


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Approximate Gross Internal Area = 153.8 sq m / 1655 sq ft
Garden Room = 29.2 sq m / 314 sq ft
Total = 183 sq m / 1969 sq ft



[Dashed line symbol] = Reduced headroom below 1.5m / 5'0"



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1240105)

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