



## Crabtree Lane

Harpenden, AL5 5NS

Currently under construction a superbly planned detached family home being built by local and reputable Developer Remix Group. This fine home will boast generous room proportions, with attractive external elevations using good quality materials and impressive internal specification. Due to be completed March 2026

**£2,250,000**

# Crabtree Lane

## Harpenden, AL5 5NS



- Brand New detached house
- Impressive entrance hall
- 4 further bedrooms & 3 further bathrooms
- Spacious kitchen/dining/family room
- Formal living room and private study
- Off street parking for several cars
- Fully fitted kitchen
- large principal bedroom with luxurious en suite
- private rear garden

### Porch

### Hallway

19'3" x 8'6" (5.88m x 2.6m)

### Coats

### WC

5'4" x 4'3" (1.65m x 1.3m)

### Lounge

16'3" x 13'2" (4.97m x 4.03m)

### Kitchen/Dining/Family Room

35'7" x 16'3" (10.87m x 4.97m)

### Pantry/Utility

11'6" x 7'6" (3.53m x 2.29m)

### Study

13'2" x 10'7" plus bay (4.03m x 3.25m plus bay)

### Bedroom One

16'3" x 15'7" (4.97m x 4.76)

### Dressing Room

16'4" x 7'8" (4.98m x 2.36)

### En-Suite Bath and Shower Room

16'4" x 11'8" (4.98m x 3.57m)

### Bedroom Two

13'2" x 11'4" (4.03m x 3.47m)

### En-suite

9'2" x 4'7" (2.8m x 1.4m )

### Bedroom Three

13'2" x 11'4" (4.03m x 3.47m)

### Bathroom

9'10" x 9'2" (3m x 2.8m)

### Bedroom Four

17'4" x 9'10" (5.30m x 3m)

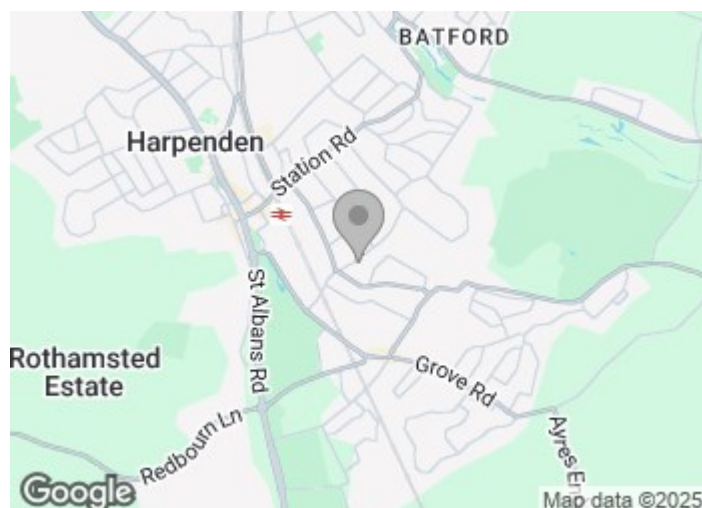
### Bedroom Five

17'10" x 9'10" (5.45m x 3m)

### Bath and Shower Room

10'5" x 9'2" (3.2m x 2.8m)

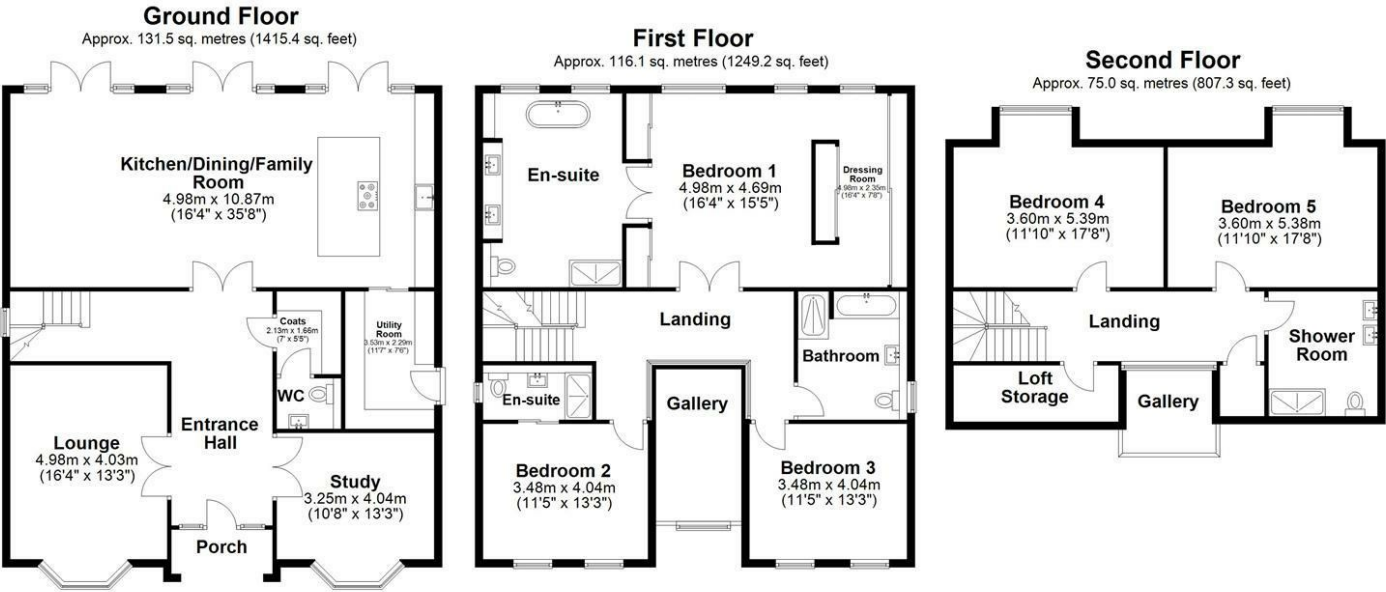
### Plant Room/Loft Storage







Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		