



## Cross Lane Harpden, AL5 1BU

A beautifully designed and superbly built home by one of Harpenden's most reputable independent builders in 2021. The gated property boasts generous rooms providing excellent family accommodation arranged over three floors. A unique setting within walking distance of the golf course, common and easy access to local shops, town centre and station.

**Guide price £3,750,000**

# Cross Lane

## Harpden, AL5 1BU



- Beautiful Family Home
- Over 5000 sq ft
- 7 Bathrooms
- Fabulous location near Common

- High Internal Specification
- Attractive external elevations
- Triple Garage

- Arranged over Three Floors
- 6 Bedrooms
- Walk to Golf Course

Entrance Hall

Kitchen/Dining/Family Room

36'5" x 15'11" (11.12m x 4.87m)

Living Room

18'11" x 14'1" (5.77m x 4.31m)

Reception Room

15'5" x 9'11" (4.72m x 3.04m)

Home Office

12'2" x 8'2" (3.71m x 2.49m)

Ground Floor Bathroom

Lobby

Boot Room

12'6" x 8'4" (3.82m x 2.56m)

Boiler Room

Principal Bedroom

18'11" x 16'7" (5.77m x 5.06m)

Dressing Room

En-suite Bath and Shower room

Bedroom Two

19'3" x 15'11" (5.87m x 4.86m)

En-suite Shower room

Bedroom Three

22'9" x 14'1" (6.95m x 4.31m)

En-suite Shower Room

Bedroom Four

En-suite Shower Room

Guest Suite

24'8" x 12'4" (7.53m x 3.76m)

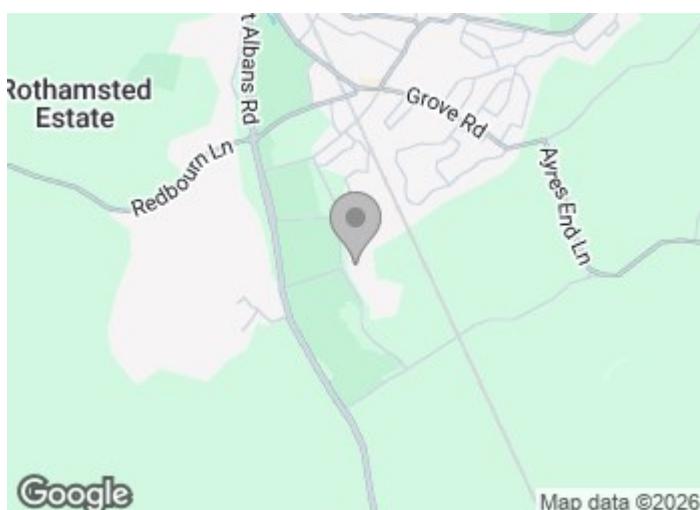
En-suite Shower room

Bedroom Five with En-suite

40'3" x 18'2" (12.29m x 5.56m)

Triple Garage

29'6" 18'6" (9m 5.66m)





## Floor Plan



Total area: approx. 503.9 sq. metres (5423.7 sq. feet)

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

Plan produced using PlanIt.

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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