











Cranbourne Drive Harpenden, AL₅ 1RJ

A super four bedroom family home - extended and refurbished by our clients - in a peaceful cul de sac, in the popular Cross Farm area. Close to the amenities of Southdown and beautiful open countryside.

Cranbourne Drive Harpenden, AL₅ 1RJ



4





- Semi-detached family home
- Four Bedrooms
- Peaceful cul de sac
- Well presented throughout
- Private Garden
- Popular Cross Farm location
- Two Reception Rooms
- Garage & Driveway
- Close to amenities of Southdown

Entrance Hall

Living Room

12'6" x 10'4" (3.83 x 3.16)

Kitchen / Breakfast Room

12'4" x 16'8" (3.78 x 5.10)

Family / Dining Room

13'0" x 9'4" (3.97 x 2.85)

Cloakroom

Bedroom One

12'11" x 9'4" (3.95 x 2.85)

Bedroom Two

12'5" x 8'10" (3.81 x 2.70)

Bedroom Three

11'4" x 9'6" (3.47 x 2.91)

Bedroom Four

8'3" x 7'0" (2.52 x 2.15)

Family Bathroom

Garage

14'9" x 7'10" (4.50 x 2.40)



















Ground Floor Main area: approx. 57.8 sq. metres (622.1 sq. feet) Plus garage, approx. 10.8 sq. metres (116.3 sq. feet) First Floor Approx. 47.1 sq. metres (506.5 sq. feet) Bathroom Kitchen/Breakfast Room 3.78m x 5.10m (12'5" x 16'9") Family/Dining Room 3.97m x 2.85m (13' x 9'4") Bedroom 2 Not in actual Position Bedroom 1 3.95m x 2.85m (13' x 9'4") 3.81m x 2.70m (12'6" x 8'10") Landing **Garage** 4.50m x 2.40m (14'9" x 7'11") Living Bedroom 3 3.47m x 2.91m (11'5" x 9'6") Room 3.83m x 3.16m (12'7" x 10'4") Bedroom 4 2.52m x 2.15m (8'3" x 7'1") Entrance Hall

Main area: Approx. 104.8 sq. metres (1128.6 sq. feet)

Plus garage, approx. 10.8 sq. metres (116.3 sq. feet)

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

Plan produced using PlanUp.

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.



