

Mulburries

Cranbourne Drive , Harpenden, AL5 1RJ

Guide price £800,000





## Cranbourne Drive, Harpenden, AL5 1RJ

- CHAIN FREE - Four Bedroom Detached Property
- Open plan living
- Entrance hall with downstairs W/C
- Large reception room & Downstair separate office
- Modern fitted kitchen with breakfast bar and separate utility room
- Workshop
- Mature private rear garden
- Approximately 0.9 miles to Harpenden Main line station
- EPC Rating = C
- Tax Band = F

Nestled on the desirable Cranbourne Drive in Harpenden, Mulburries are delighted to welcome this charming CHAIN FREE four-bedroom detached house offers a perfect blend of comfort and convenience.

Spanning an impressive 1,318 square feet, the property boasts double spacious reception room, ideal for both relaxation and entertaining. Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient downstairs W/C, enhancing the practicality of family living.

The heart of the home is the open-plan living area, which features a large reception room that invites natural light and warmth, creating a







delightful space for gatherings. The property also includes a workshop, providing an excellent opportunity for hobbies or additional storage.

The mature private rear garden is a true highlight, offering a tranquil retreat for outdoor enjoyment, whether it be for gardening, play, or simply unwinding in a peaceful setting. With parking available for two vehicles, this home caters to the needs of modern living.

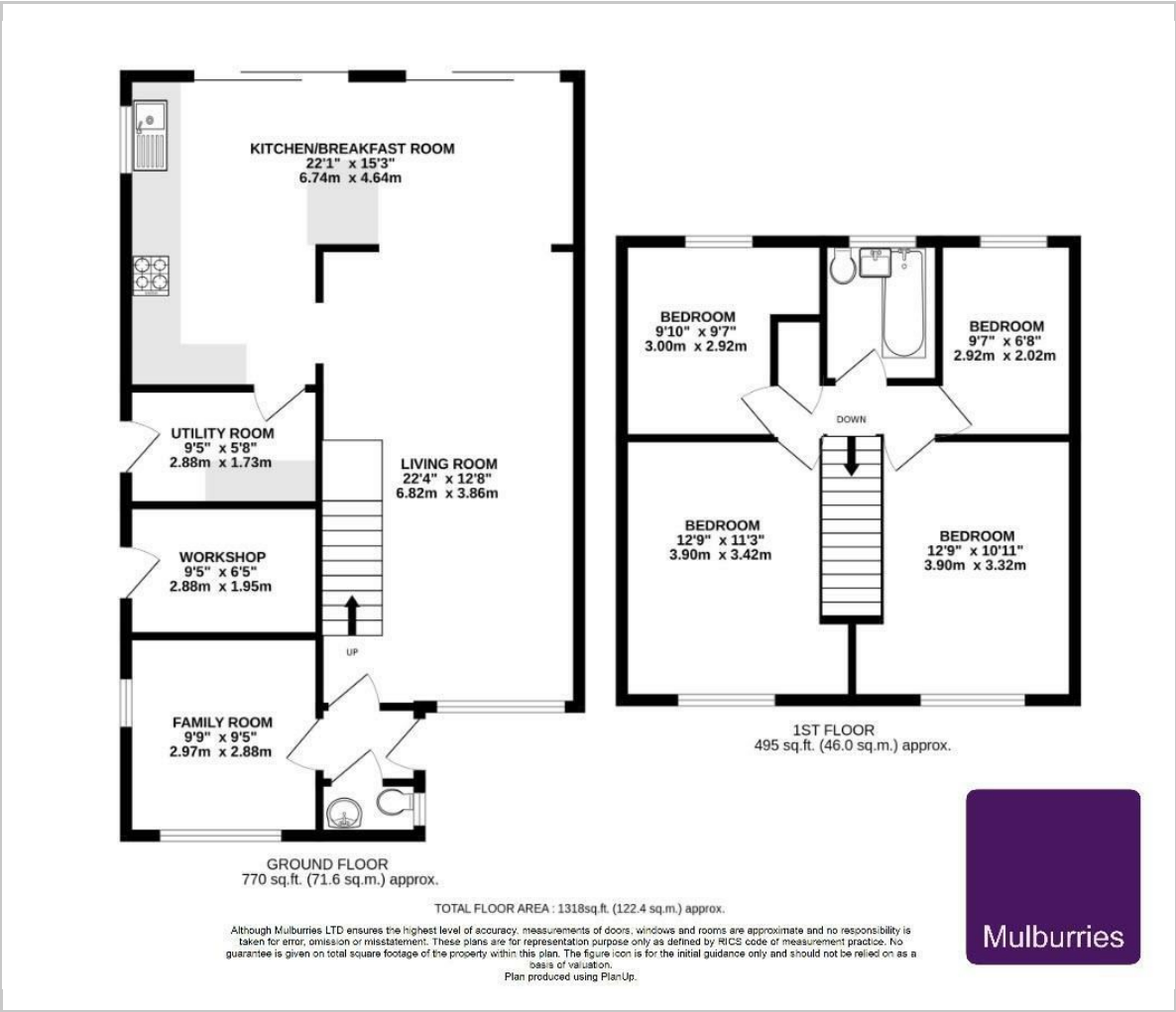
OFFERED CHAIN FREE - Cranbourne Drive is a charming location situated on the southern fringes of Harpenden close to the excellent 'Ofsted Outstanding Rated' Grove School. This popular location is a wonderful setting for family life offering a safe location for children to play.

Southdown's shopping facilities, pubs and restaurants are all within a short walk as are a plethora of country walks.

There are several local parks close by and the home is approximately 0.9 miles Harpenden's mainline station.



Floor Plan

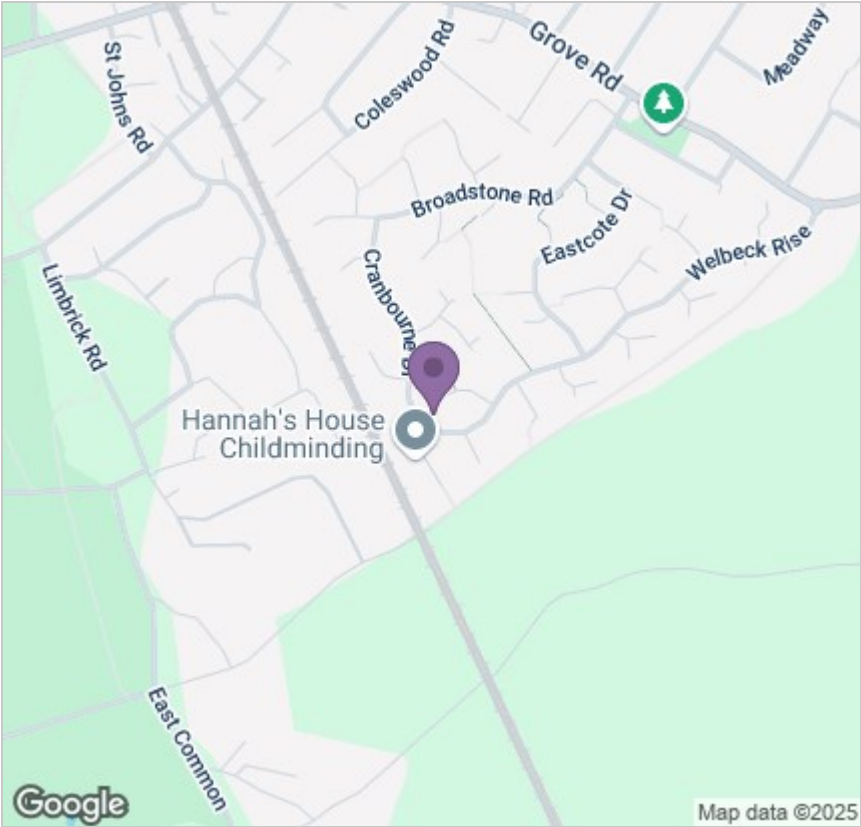


Viewing

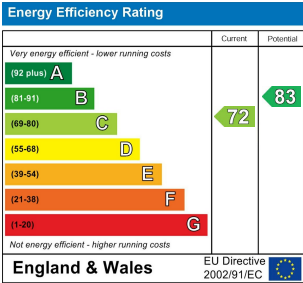
Please contact our Mulburries Office on 01442 732362 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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