



4 Bedrooms



1 Bath/Shower Room + WC



2 Reception Rooms



Driveway



30ft



EPC Band C

Council Tax

Band F  
- £3,383.72 25/26

Local Authority  
St Albans District Council

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Cranbourne Drive, Harpenden, Hertfordshire, AL5  
Asking Price £800,000.00 Freehold



## Cranbourne Drive, Harpenden, Hertfordshire, AL5

A magnificent detached family home located within this extremely popular position. End of chain.

🏡 Superbly presented throughout

🏡 Four bedrooms

🏡 Family bathroom

🏡 Double reception room

🏡 Separate study

🏡 Fully fitted kitchen/breakfast room

🏡 Utility room

### Description

This wonderful family home is very well presented throughout and has been updated to provide excellent family space whilst located within an extremely sought after position close to excellent local schooling, parkland and countryside.

The bright, airy and spacious accommodation comprises four good sized bedrooms and stunning family bathroom suite. On the ground floor is a large lounge/dining room, open plan to the superb fully fitted kitchen/breakfast room. The separate utility room has plumbing for an automatic washing machine and space for a tumble dryer as well as built in storage cupboards. To the front is a reception room, currently used as a study. Outside, the private rear garden has a paved entertaining patio with the remainder being laid mostly to lawn with surrounding stocked flower and shrub borders. Part of the garage conversion has been retained as a workshop with door to side.

### Location

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 and Harpenden's mainline station is about a 20 minute walk away providing direct access to St Pancras International in under 30 minutes.

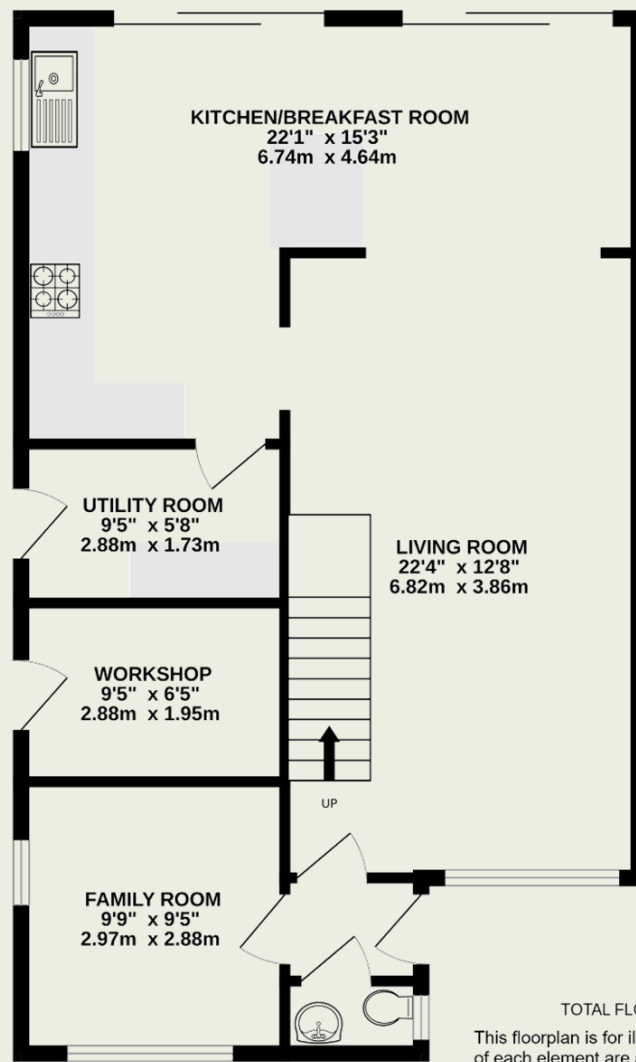




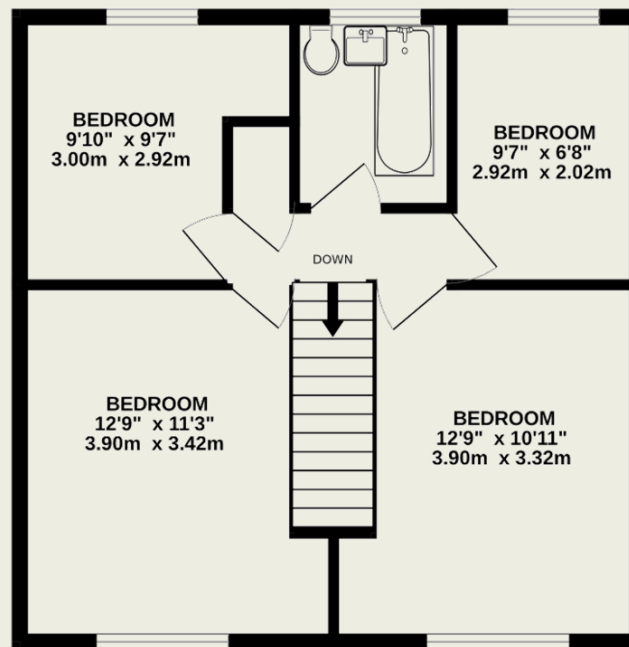


#### Important Information

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**GROUND FLOOR**  
770 sq.ft. (71.6 sq.m.) approx.



**1ST FLOOR**  
495 sq.ft. (46.0 sq.m.) approx.

TOTAL FLOOR AREA : 1318sq.ft. (122.4 sq.m.) approx.

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