



4 Bedrooms



2 Bath/Shower Rooms



3 Reception Rooms



On Street Parking



Private Garden



EPC Band

Council Tax

Band F  
- £3,383.72 25/26

Local Authority  
St Albans District Council



Cravells Road, Harpenden, Hertfordshire, AL5  
Asking Price £1,150,000.00 Freehold



## Cravells Road, Harpenden, Hertfordshire, AL5

An superbly presented four bedroom character family home boasting many original features close to Harpenden Common and Southdown village centre.

🏡 Magnificent character family home

🏡 Two basement rooms

🏡 Dual aspect lounge

🏡 Fully fitted kitchen/breakfast room

🏡 Family bathroom & shower room

🏡 Music room

🏡 Study & TV room

### Description

This stunning character property is located in an extremely popular position, close to the village centre and Harpenden Common. The bright, airy and spacious accommodation comprises four good sized bedrooms and family shower room on the first floor, the Principal boasting a balcony with views out over the rear garden. Downstairs is a double aspect lounge with an open fireplace and French doors to the rear. In addition is a family room, fully fitted kitchen/breakfast room, utility and gorgeous bathroom suite. This wonderful property also benefits from a family room and music room in the converted cellar.

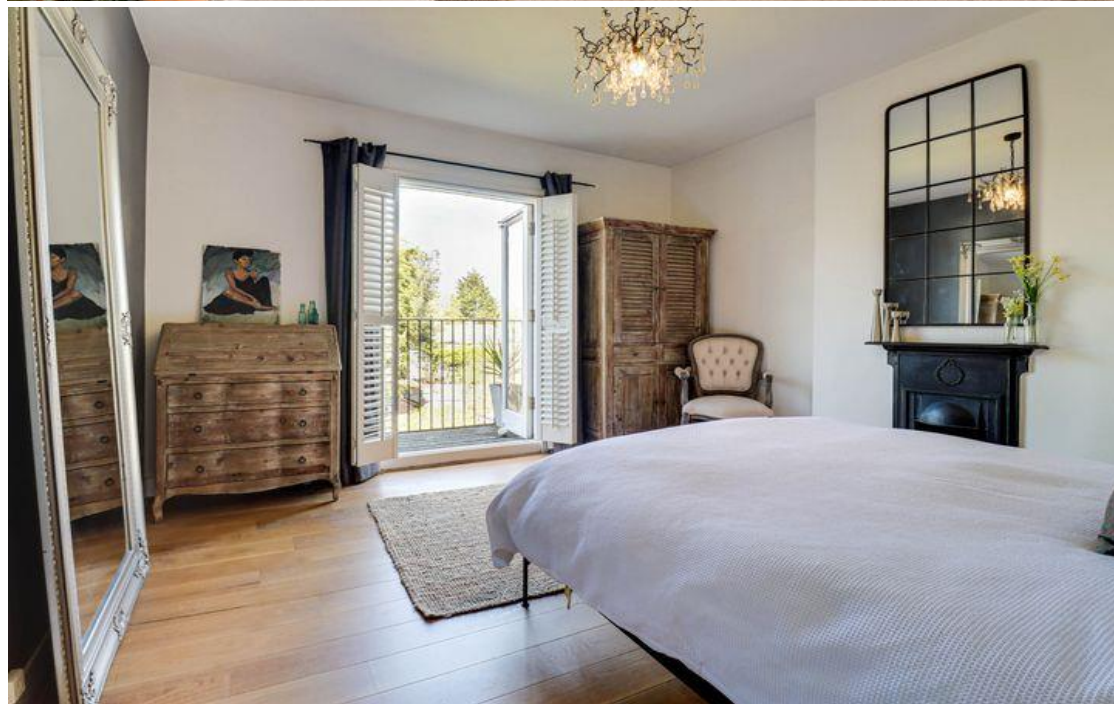
Outside, the rear garden measures approximately 100ft in depth and comprise a large paved patio and two garden storage sheds, excellent timber built Summer House and the remainder being laid to lawn with well stocked flower and shrub borders.

### Location

Cravells road is a delightful street of Victorian homes. Situated approximately a mile from Harpenden's Thames link rail service and within a short stroll of East Common's golf course. The home is well placed for amenities with excellent local pubs and restaurants all within a short stroll and Southdown's shopping facilities just a few minutes walk away. The Grove JMI is also within easy reach.



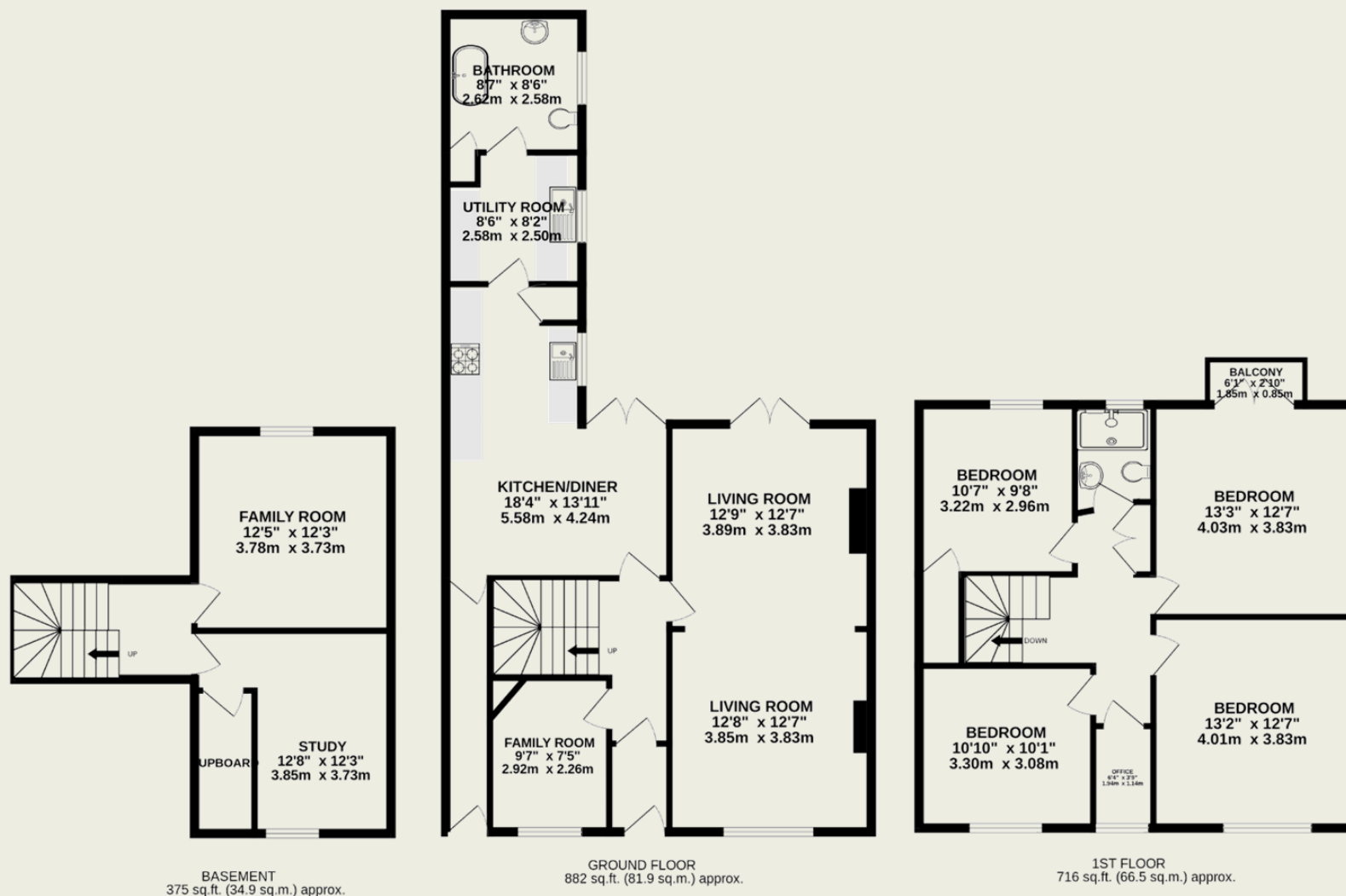




#### Important Information

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TOTAL FLOOR AREA : 1974 sq.ft. (183.4 sq.m.) approx.

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