



5 Bedrooms



3 Bath/Shower Room + WC



2 Reception Rooms



Garage & Off Street  
Parking



Private Garden



EPC Band

Council Tax

Band F £3,383.72 25/26

Local Authority

St Albans District Council



**Crabtree Lane, Harpenden, Hertfordshire, AL5**  
**Asking Price £1,395,000.00 Freehold**



## Crabtree Lane, Harpenden, Hertfordshire, AL5

A handsome and superbly presented four bedroom period home in this prized central position close to the Common and Harpenden town centre.

### Description

This stunning, detached, period family home offers over 2,000 sqft of light-filled flexible accommodation arranged over two floors. Lovingly maintained and beautifully presented throughout, the current owners have enjoyed this home for well over two decades. The accommodation strikes a fantastic balance between contemporary modern living, whilst still maintaining many period features throughout.

On the ground floor there is a welcoming entrance hall with useful cloaks cupboard, leading through to the contemporary kitchen/breakfast room. This space has lots of natural light with its two large windows, under one of which is a lovely window seat overlooking the private front garden, and there is both a central island with breakfast bar and also a useful pantry. From here, there is a large central hallway providing access to a downstairs bathroom and two separate, double aspect, reception rooms, currently used as a family room with feature fireplace and a sitting room with patio doors out to the rear garden. Located just off the sitting room, is another sizeable reception room, again with a double aspect and with lovely views over the rear garden. This room is currently used as a study, however could also be used as a downstairs bedroom if required.

Up to the first floor there is a spacious landing providing access to all four bedrooms. The principal bedroom boasts both an en suite shower room and a walk in wardrobe, whilst the guest bedroom, located on the opposite side of the house, is a wonderful triple aspect room with views over the gardens below and many built in wardrobes. The stylish shower room serves the remaining bedrooms.

Outside the mature gardens have been thoughtfully planted to provide colour all year round. Wrapping around the property, and well screened by hedging and trees which make the property and gardens wonderfully private from other properties. At the end of the rear garden there is off street parking and a garage, as well as large seating area with a westerly aspect to make the most of the afternoon/evening sunshine. The front garden has another seating area and is well screened from the road. There is also a summer house.

### Location

Crabtree Lane is a wonderful central location presenting a characterful range of houses from all the epochs of Harpenden's development. The property is located close to the renowned Crabtree school and is just a short walk from both St Georges and Sir John Lawes secondary schools. Harpenden's Victorian tree-lined town centre is within a short walk and presents a fine array of boutique shops, restaurants and leisure facilities and the station provides direct access to central London within 30 minutes. At the bottom of Crabtree Lane the large open spaces of Harpenden Common are a wonderful escape for young families.

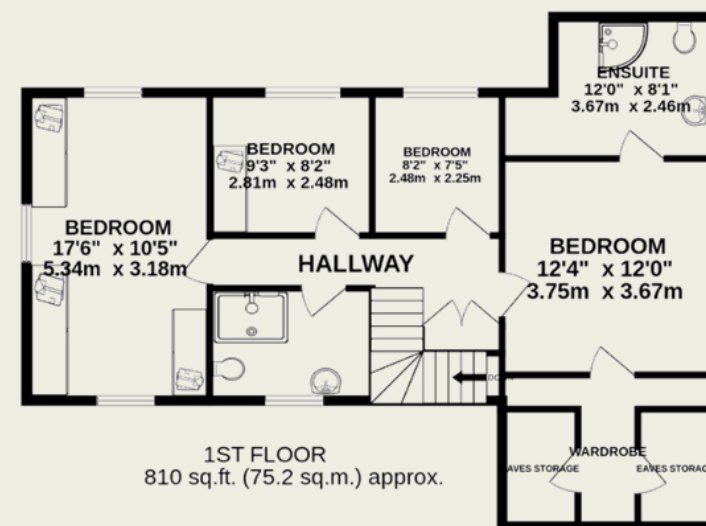
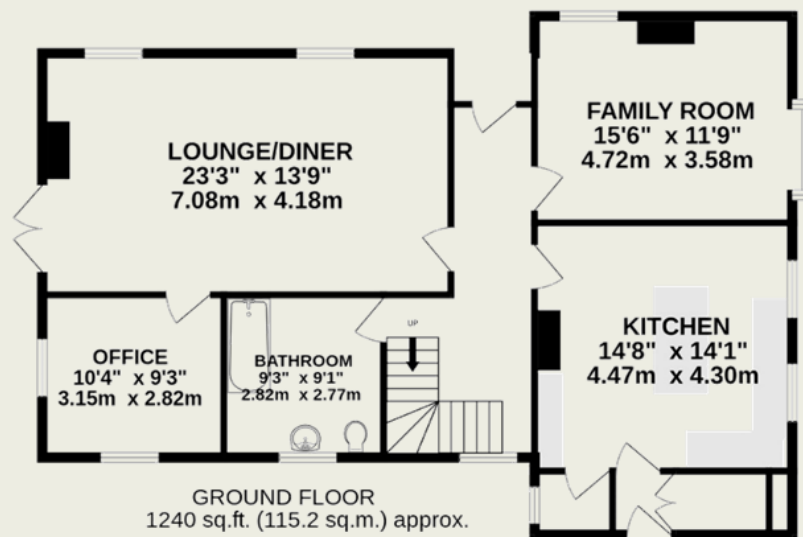






#### Important Information

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TOTAL FLOOR AREA : 2050 sq.ft. (190.4 sq.m.) approx.

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