



Connells

Crabtree Lane
Harpenden



Property Description

A substantially extended, Neo Georgian style FIVE BEDROOM, TWO BATHROOM, FOUR RECEPTION ROOM DETACHED FAMILY HOUSE, that is situated on a bold plot approached via a sweeping block paved carriage driveway.

The property is located close to Crabtree School and is less than a mile from Harpendens Thameslink Station and vibrant High Street.

Internal viewing is strongly recommended and is strictly by appointment only, through Connells.

Enclosed Front Porch

Glazed double front doors. Sealed double glazed windows to side. Tiled flooring. Glazed door leading to:

Entrance Hall

Wood laminate flooring. Double glazed window to side. Coved cornices. Dado Rail. Staircase leading up to First Floor Landing. Doors leading to: Dining Room and to:

Guest Cloakroom

White suite comprising Low level WC. Vanity wash hand basin. Half tiled walls. Wood laminate flooring. obscure double glazed windows to side. Understairs storage area. with gas and electric meters. Radiator.

Lounge

14' 2" x 13' 9" (4.32m x 4.19m)

Double glazed window to rear. Coved cornices. Wood laminate flooring. Radiator. Glazed door leading to Family Room.

Family Room

17' x 11' 9" (5.18m x 3.58m)

Double glazed windows to side. Coved cornices. Tiled flooring. Radiator. Glazed doors leading to: Lounge and Kitchen / Breakfast Room.

Study

9' 5" x 9' 5" (2.87m x 2.87m)

Double glazed window and door to Rear Garden. Wood laminate flooring. Radiator. Cupboard concealing Potterton gas fired central heating boiler.

Kitchen / Breakfast Room

17' 1" x 9' 4" (5.21m x 2.84m)

Stylish range of dark grey fitted wall and floor units with contrasting quartz worktop surfaces and matching splashbacks. Stainless steel one and a half bowl sink unit with mixer tap. AEG induction hob with cookerhood above. AEG eye level oven with combination microwave above. Integrated washing machine and dishwasher. Space for fridge/freezer. Double glazed windows to front. Obscure double glazed door to side. Tiled flooring.

First Floor Landing

Coved cornices. Double glazed windows to side. Built-in airing cupboard housing factory lagged hot water cylinder. Access to loft.

Bedroom 1

17' 2" x 16' 1" (5.23m x 4.90m)

Double glazed windows to front. Range of built-in wardrobes. Radiator. Door lead to:

Ensuite Shower Room

Modern white suite comprising tiled shower cubicle with height adjustable shower unit, Pedestal wash hand basin with mixer tap and pop up waste. Low level WC. Tiled walls and flooring. Obscure double glazed windows to side. Radiator.

Bedroom 2

14' 2" max x 14' plus eaves storage recess (4.32m max x 4.27m plus eaves storage recess)

Double glazed windows to rear. Coved cornices. Radiator.

Bedroom 3

12' 2" plus wardrobes x 11' 11" (3.71m plus wardrobes x 3.63m)

Range of fitted wardrobes. Double glazed windows to front. Coved cornices. Radiator.

Bedroom 4

11' 3" plus robes x 6' 11" (3.43m plus robes x 2.11m)

Range of fitted wardrobes to one wall. Double glazed windows to rear. Coved cornices. Radiator.

Bedroom 5

9' 2" x 8' 2" (2.79m x 2.49m)

Double glazed windows to front. Fitted wardrobe and matching shelving. Radiator.

Family Bathroom

Suite comprising panelled bath with mixer tap and shower unit above. Pedestal wash hand basin mixer tap and pop up waste. Obscure double windows to rear . Tiled walls and flooring. Radiator.

Exterior

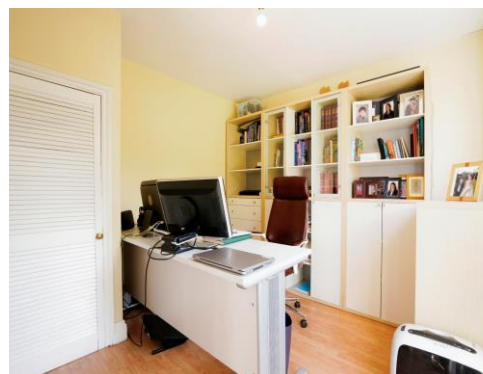
Rear Garden

Naturally secluded rear garden with large paved patio that leads onto a large lawn that is flanked by a Beech hedge. Gated side access. External tap.

Detached Garage

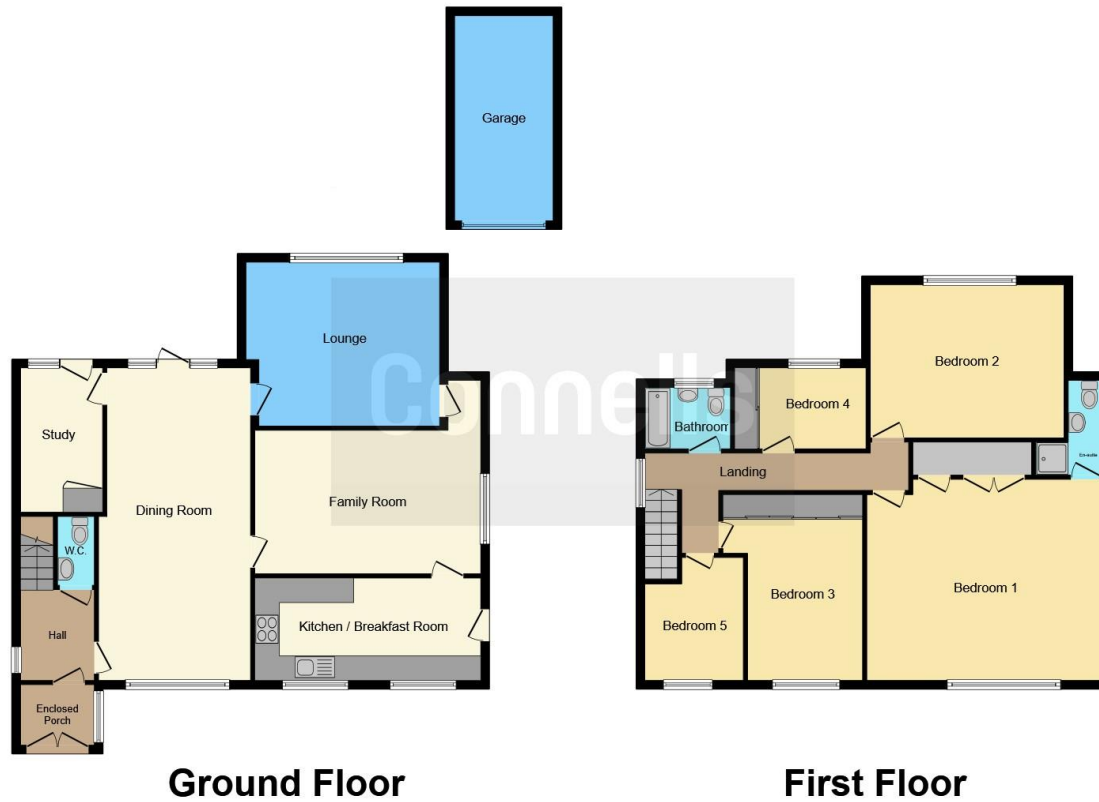
18' 9" x 9' (5.71m x 2.74m)

Up and over door approached via block paved driveway to the side of the property, providing additional off street parking for numerous cars. To the front of the property there is a sweeping block paved carriage driveway.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: Awaited

Tenure: Freehold

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