



Crabtree Lane

Harpenden, AL5 5TA

A deceptively spacious, modern family home of circa 1,700 sq ft - arranged over three floors - with a fantastic principal Bedroom suite on the top floor. The private garden has a southerly aspect and there is the additional benefit of two parking spaces to the rear. Moments from the Common, well placed for schooling and within a short walk of the town centre and station.

Guide price £995,000

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- Extremely well presented throughout
- Principal Bedroom suite on top floor
- Close to town centre & station
- Circa 1,700 sq ft
- Garden with southerly aspect
- Well placed for schooling
- Arranged over three floors
- Off-street parking for two cars
- Moments from The Common

Living Room

15'8" x 11'3" (4.79 x 3.45)

Kitchen

14'7" (max) x 11'4" (4.46 (max) x 3.46)

Dining Room

12'1" x 9'4" (3.70 x 2.86)

Study

7'8" x 5'8" (2.34 x 1.75)

Cloakroom

Bedroom Two

13'5" x 11'4" (4.09 x 3.46)

En-suite Shower Room

Bedroom Three

11'3" x 11'5" (3.45 x 3.49)

Bedroom Four

8'5" x 9'4" (2.57 x 2.85)

Bedroom Five

7'8" x 9'4" (2.34 x 2.86)

Family Bathroom

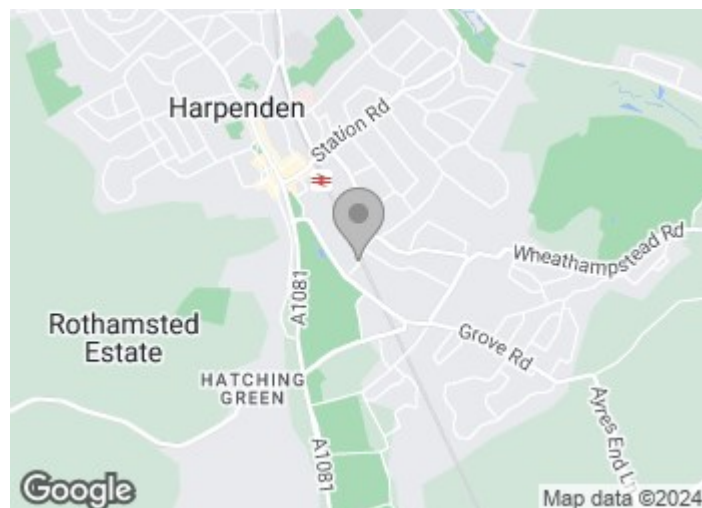
Bedroom One

21'11" (max) x 10'4" (6.70 (max) x 3.17)

Walk in Wardrobe

En-suite Bathroom

Eaves storage

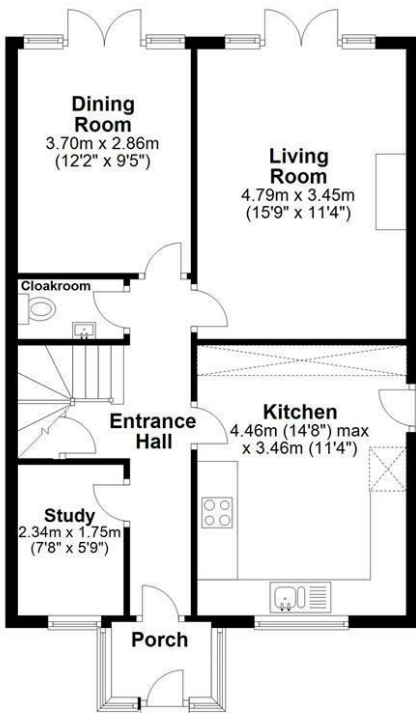




Floor Plan

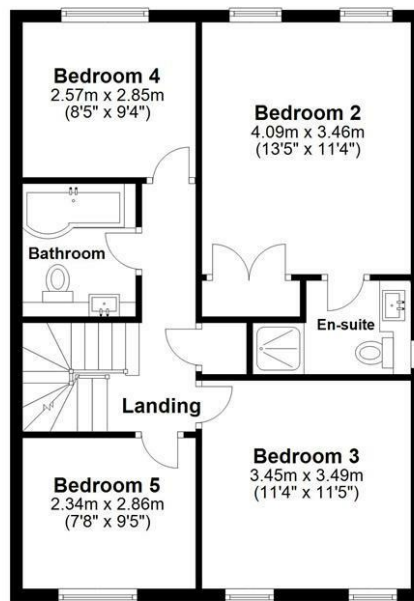
Ground Floor

Approx. 62.1 sq. metres (668.5 sq. feet)



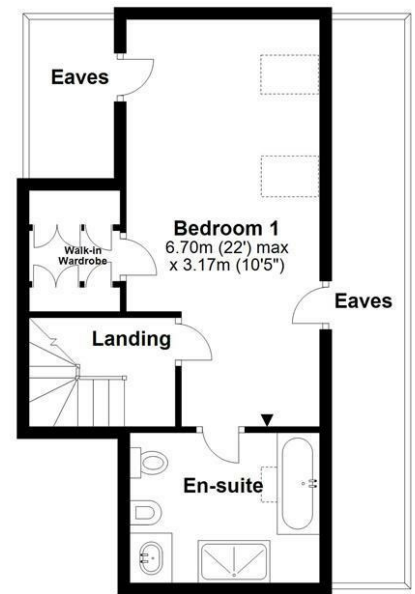
First Floor

Approx. 59.2 sq. metres (637.5 sq. feet)



Second Floor

Approx. 35.8 sq. metres (384.9 sq. feet)



Total area: approx. 157.1 sq. metres (1690.9 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	