



Crabtree Lane

Harpenden, AL5 5RQ

Extended and beautifully refurbished by our clients, this family home is circa 1,435 sq ft, to include a large open plan Kitchen / Dining / Family Room which opens onto the 65ft garden (westerly aspect). The double garage is accessed via Lyndhurst Close, to the rear. Well placed for schooling, close to Batford Springs Nature Reserve and within a short walk of Harpenden town centre and station.

Guide price £925,000

Crabtree Lane

Harpenden, AL5 5RQ



- Extended & refurbished by our clients
- Garden 65ft, westerly aspect
- Walking distance to town centre & station
- Circa 1,440 sq ft
- Double garage, accessed via Lyndhurst Close
- Close to Batford Springs Nature Reserve
- Open plan Kitchen / Dining / Family Room
- Well placed for schooling

Entrance Hall

Living Room

11'11" x 14'5" (3.64 x 4.41)

Kitchen / Dining Room

9'1" x 28'8" (2.77 x 8.75)

Family Room

20'6" x 11'2" (6.26 x 3.42)

Shower Room

Utility Room

7'7" x 7'6" (2.33 x 2.31)

Bedroom One

10'0" x 14'5" (3.06 x 4.40)

Bedroom Two

10'4" x 11'2" (3.16 x 3.42)

Bedroom Three

7'4" x 9'2" (2.25 x 2.80)

Family Bathroom

Double Garage

19'10" (max) x 18'7" (6.06 (max) x 5.67)

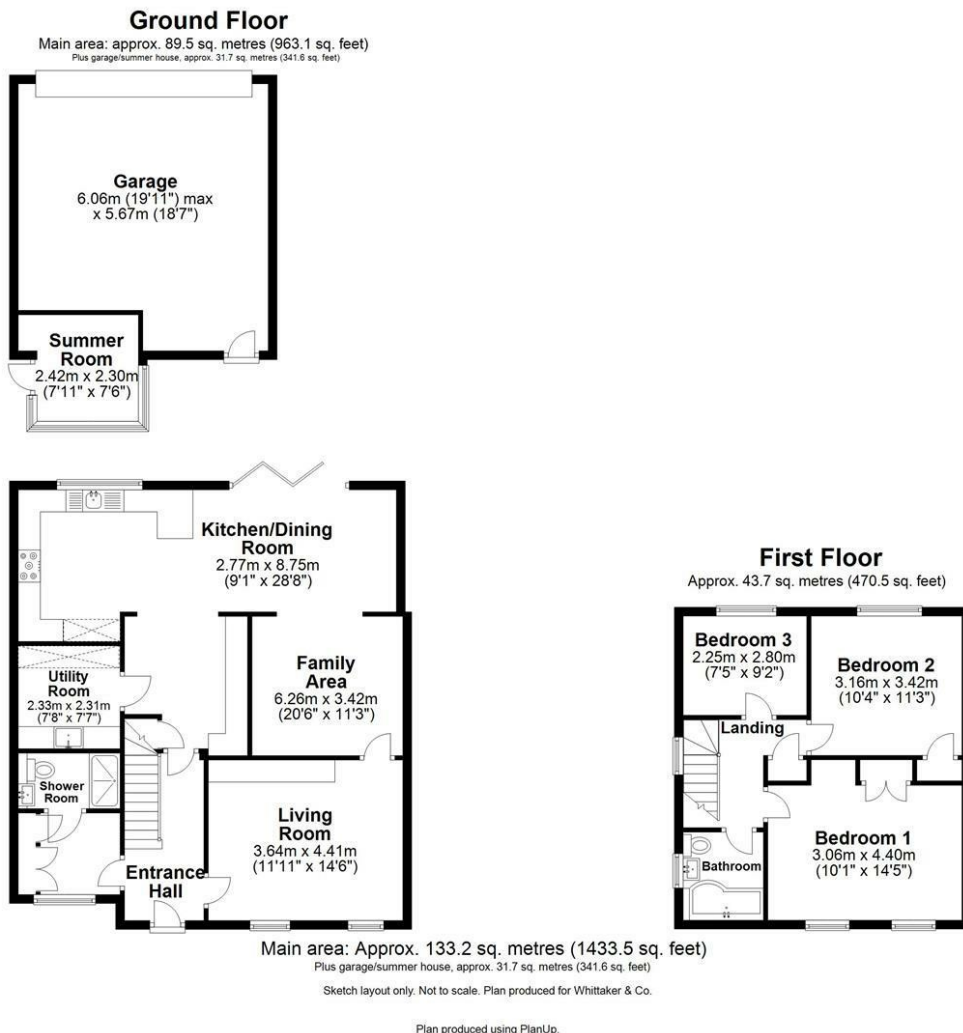
Summer Room

7'11" x 7'6" (2.42 x 2.30)





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|---|---|
| Current | Potential | Current | Potential |
| | | Very energy efficient - lower running costs | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | (82 plus) A | (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 |

Energy Efficiency Rating: Current 63, Potential 82.

Environmental Impact (CO₂) Rating: Current A, Potential A.