



**Connells**

Crabtree Lane  
Harpenden



### Property Description

A spacious traditional extended five-bedroom semi-detached family home situated in a prime residential location close to Crabtree and High Beeches primary schools and Sir John Lawes secondary school. Offered for sale with vacant possession with a study and large kitchen/breakfast room. Situated on a corner plot with plenty of parking this property is approximately one mile from the mainline station.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Entrance Hall

Door to the front. Stairs with cupboard under.

### Study

Laminate flooring. TV point. Radiator

### Lounge

UPVC window to the front. French door to the kitchen. Radiator. Open fireplace with marble surround.

## Kitchen

Laminate flooring. Radiator. Bi fold doors. Spotlights. Door to utility. Gas hob with oven.

## Landing

Split level. Airing cupboard. Hatch to loft space.

## Bedroom One

UPVC window to the front. 2 radiators.

## Bedroom Two

UPVC Window to the side. Radiator.

## Bedroom Three

UPVC window to the side. Radiator.

## En Suite To Bedroom Three

Spotlights. UPVC window to the side. Wash hand basin. LLWC. Shower cubicle and tiled flooring.

## Bedroom Four

UPVC window to the rear and side, radiator

## Bedroom Five

UPVC window to the rear and radiator

## Bathroom

Velux window to the front, radiator, fully tiled, LLWC and wash hand basin.

## Loft Space

Fully boarded with ladder, power and light

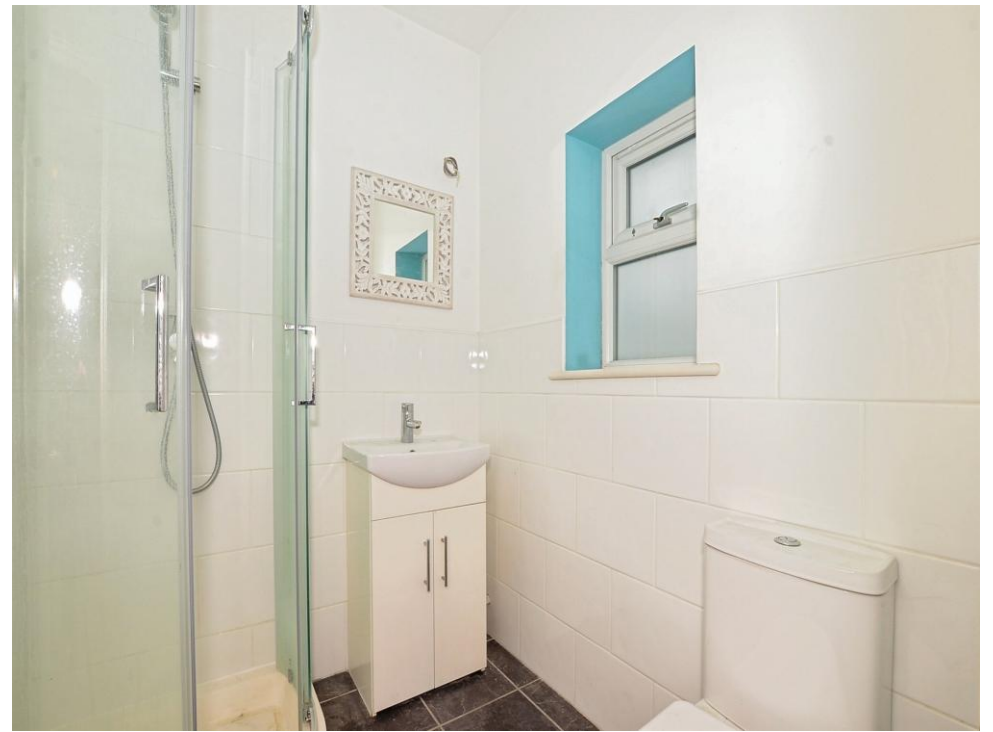
## Rear Garden

mostly laid to lawn, situated as corner plot so narrows to a point

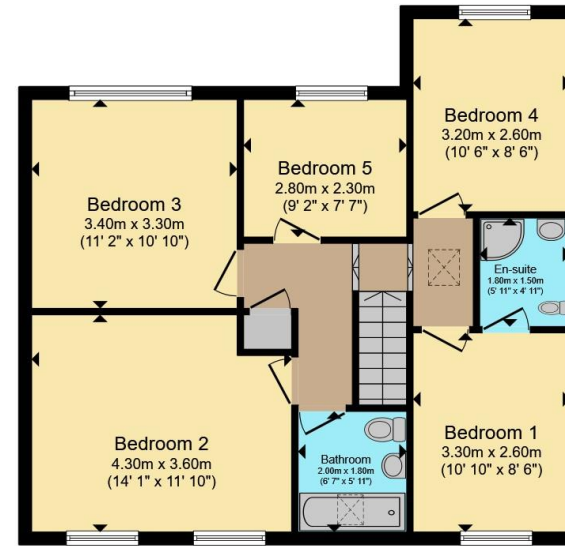
## Parking

Driveway for three cars, corner plot









Total floor area 146.2 m<sup>2</sup> (1,574 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: C Council Tax  
 Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/HPN307028](http://connells.co.uk/Property/HPN307028)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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