



65 Crabtree Lane

Harpenden, AL5 5PX

Stunning four bedroom family home that has been extended and refurbished to an exacting standard throughout by our clients. Offering well proportioned and versatile accommodation, the property further benefits from a beautifully landscaped, 70ft private rear garden of a westerly aspect and high spec garden studio. Prime central location; walking distance to the town centre & station and ideally placed for outstanding local schooling. ****CHAIN-FREE****

Guide price £1,695,000

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- High specification including bespoke Italian kitchen, CCTV, smart underfloor heating, fitted wardrobes and cat 6 data feeds to all rooms
- Off-street parking for several cars
- Walking distance to town centre & station
- Flawlessly appointed throughout
- Close to local outstanding schools
- **CHAIN-FREE**
- Vast open-plan kitchen/dining/living space
- Magnificent landscaped gardens
- Council Tax Band F

Entrance Hall

Kitchen/Dining/Family Room

26'2" x 24'3" (8 x 7.41)

Living Room

18'9" x 12'3" (5.73 x 3.74)

Cloakroom

Utility Room

9'4" x 5'2" (2.85 x 1.60)

Bedroom 1

13'11" x 12'6" (4.26 x 3.82)

En-suite

Bedroom 2

12'1" x 10'10" (3.69 x 3.31)

Bedroom 3

10'9" x 9'10" (3.30 x 3.00)

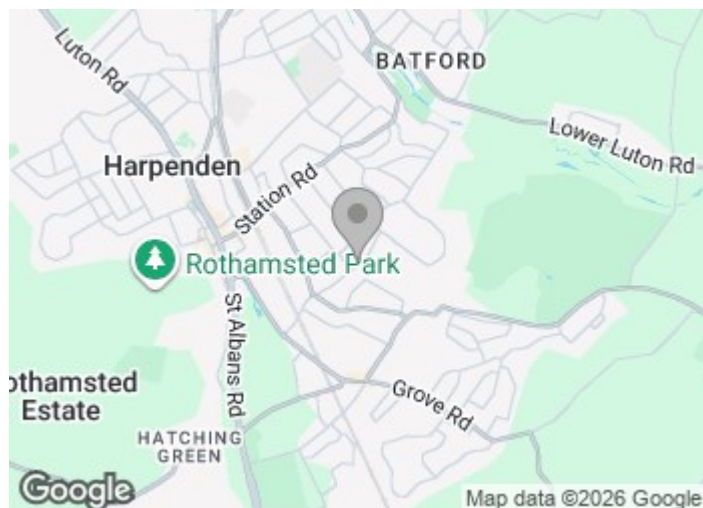
Bedroom 4

9'0" x 8'1" (2.76 x 2.48)

Bathroom

Home Office

18'11" x 12'4" (5.78 x 3.78)



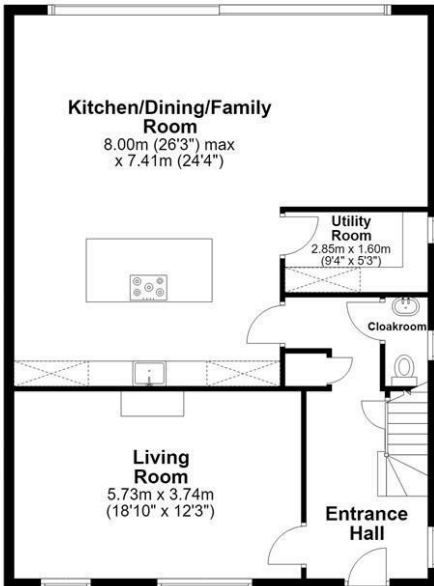
[Directions](#)



Floor Plan

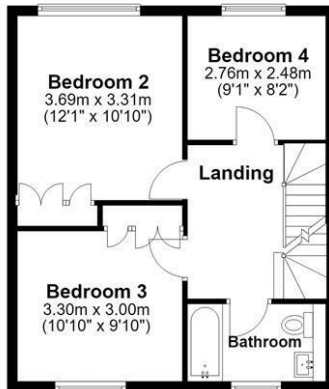
Ground Floor

Main area: approx. 91.0 sq. metres (979.9 sq. feet)
Plus home office, approx. 21.8 sq. metres (235.1 sq. feet)



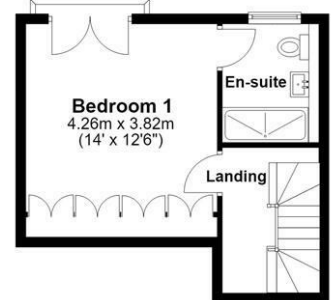
First Floor

Approx. 45.0 sq. metres (484.4 sq. feet)



Second Floor

Approx. 27.1 sq. metres (291.2 sq. feet)
(excluding Balcony)



Main area: Approx. 163.1 sq. metres (1755.6 sq. feet)
Plus home office, approx. 21.8 sq. metres (235.1 sq. feet)

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

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