



Connells

Crabtree Lane
Harpenden



Property Description

A rare opportunity to purchase this attractive three-bedroom 1930's family home, offering superb potential to extend to the rear, over the garage and into the loft, subject to the necessary planning permissions. Enjoying a wonderful south-facing garden and ideally situated within easy reach of highly regarded primary and secondary schools, as well as the mainline station, this much-loved home presents an exciting opportunity for a growing family to create their dream home. A property with outstanding potential in a highly desirable location. *Offered with no onward chain*

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity & anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hallway

Door to front access, stairs to first floor, radiator

Cloakroom

Under stairs with wash hand basin, low level WC, radiator and window to side access

Lounge

Bay window to front access, gas fireplace, French doors leading to dining room, radiator

Dining Room

French doors leading to garden, original serving hatch, gas fireplace, radiator

Kitchen

UPVC windows to rear and side aspect extended into the original coal shed with sink and drainer, radiator

Landing

Stairs from hallway, UPVC window to side aspect, loft hatch

Bedroom One

UPVC bay window to front aspect, radiator

Bedroom Two

UPVC window to rear aspect, radiator, cupboard housing Potterton central heating boiler and hot water cylinder

Bedroom Three

UPVC window to rear aspect, radiator

Bathroom

UPVC window to front aspect suite comprising of low-level WC, wash hand basin, bath and part tiled walls

Loft Space

With light, ideal for conversion (subject to planning permission) also housing cold water tank

Double Length Garage

Double doors to the front, UPVC door to garden with window to rear, potential to convert and extend above subject to planning permission.

Parking

Block paved driveway providing off-street parking for two vehicles, with potential to create additional parking by utilising part of the front garden if required.

Garden

A delightful south-facing rear garden extending to approximately 100ft in length, predominantly laid to lawn and fully enclosed,









Total floor area 120.4 m² (1,296 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

Connells

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EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/HPN307226



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