



## Cross Lane

Harpenden, AL5 1BU

A beautifully designed and superbly built home by one of Harpenden's most reputable independent builders in 2021. The gated property boasts generous rooms providing excellent family accommodation arranged over three floors. A unique setting within walking distance of the golf course, common and easy access to local shops, town centre and station.

**Guide price £3,750,000**

# Cross Lane

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- Beautiful Family Home
- Over 5000 sq ft
- 7 Bathrooms
- Fabulous location near Common
- High Internal Specification
- Attractive external elevations
- Triple Garage
- Arranged over Three Floors
- 6 Bedrooms
- Walk to Golf Course

## Entrance Hall

## Kitchen/Dining/Family Room

36'5" x 15'11" (11.12m x 4.87m)

## Living Room

18'11" x 14'1" (5.77m x 4.31m)

## Reception Room

15'5" x 9'11" (4.72m x 3.04m)

## Home Office

12'2" x 8'2" (3.71m x 2.49m)

## Ground Floor Bathroom

## Lobby

## Boot Room

12'6" x 8'4" (3.82m x 2.56m)

## Boiler Room

## Principal Bedroom

18'11" x 16'7" (5.77m x 5.06m)

## Dressing Room

## En-suite Bath and Shower room

## Bedroom Two

19'3" x 15'11" (5.87m x 4.86m)

## En-suite Shower room

## Bedroom Three

22'9" x 14'1" (6.95m x 4.31m)

## En-suite Shower Room

## Bedroom Four

## En-suite Shower Room

## Guest Suite

24'8" x 12'4" (7.53m x 3.76m)

## En-suite Shower room

## Bedroom Five with En-suite

40'3" x 18'2" (12.29m x 5.56m)

## Triple Garage

29'6" 18'6" (9m 5.66m)





# Floor Plan



Total area: approx. 503.9 sq. metres (5423.7 sq. feet)  
Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanIt3p.

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