



Crosspaths

Harpenden, AL5 3HE

Fantastic family home of circa 1,950 sq ft - extended and refurbished by our clients - which offers versatile living space, including a large open plan Kitchen / Dining / Family Room. The private garden is circa 45ft. Crosspaths is a peaceful cul de sac which is well placed for schooling, close to Kinsbourne Common and within easy reach of the town centre and station.

Guide price £1,100,000

Crosspaths

Harpenden, AL5 3HE



- Circa 1,950 sq ft
- Well proportioned rooms
- Peaceful cul de sac
- Immaculately presented
- Garden 45ft
- Well placed for schooling
- Open plan Kitchen / Dining / Family Room
- Garage & off-street parking
- Within easy reach of town centre & station

Entrance Hall

Living Room Room

13'5" x 12'7" (4.09 x 3.84)

Kitchen / Dining / Family Room

Snug

11'7" x 6'3" (3.55 x 1.93)

Utility Room

9'1" x 8'4" (2.77 x 2.56)

Cloakroom

Bedroom One

11'3" x 13'1" (3.45 x 3.99)

En-suite Shower Room

Bedroom Two

14'6" x 9'1" (4.42 x 2.77)

Bedroom Three

14'3" x 7'10" (4.36 x 2.41)

Bedroom Four

14'6" x 6'9" (4.42 x 2.06)

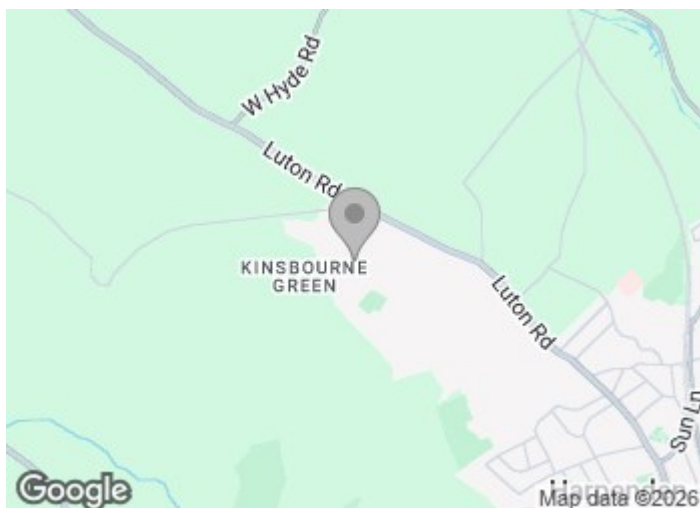
Bedroom Five

8'4" x 11'1" (2.55 x 3.39)

Family Bathroom

Integral Garage

14'0" x 8'4" (4.28 x 2.56)

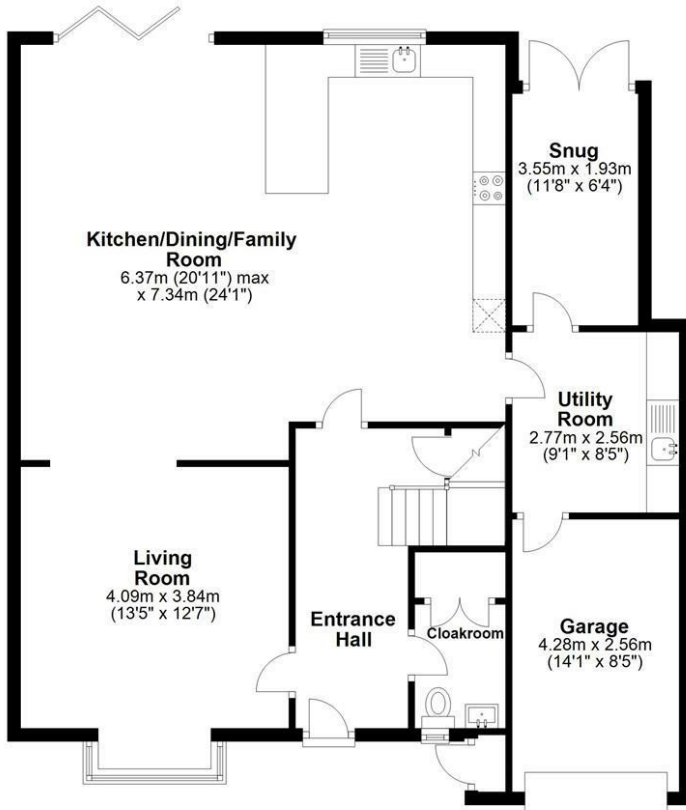




Floor Plan

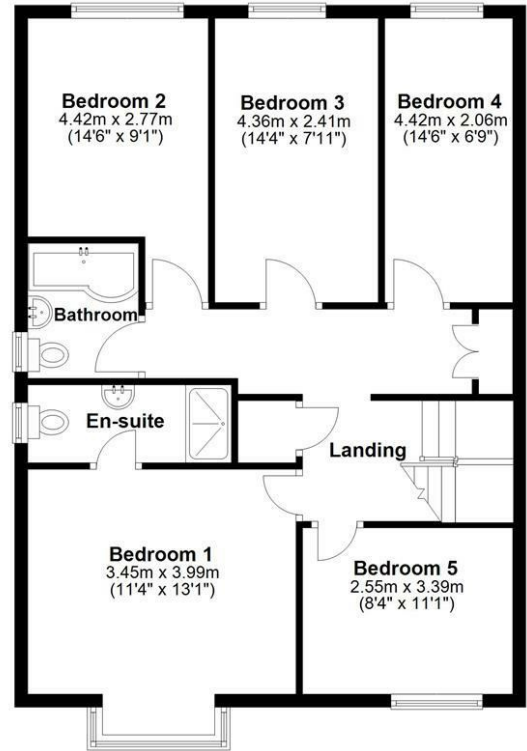
Ground Floor

Approx. 104.9 sq. metres (1129.1 sq. feet)



First Floor

Approx. 76.5 sq. metres (823.1 sq. feet)



Total area: approx. 181.4 sq. metres (1952.2 sq. feet)

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

Plan produced using PlanUp.

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 | | |
|---|-------------------------|-----------|---|-------------------------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions | Current | Potential |
| (92-100) A | | 85 | (81-91) A | | |
| (81-91) B | | | (61-80) B | | |
| (69-80) C | | | (51-60) C | | |
| (55-68) D | | | (39-50) D | | |
| (39-54) E | | | (21-38) E | | |
| (21-38) F | | | (11-20) F | | |
| (1-20) G | | | Not environmentally friendly - higher CO ₂ emissions | | |
| 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 | |