



Crabtree Lane, Harpenden, AL5 5PX

Price £875,000



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A greatly enhanced and beautifully presented three bedroom detached family home set on a fabulous private and secluded garden. The property is located in a highly sought after setting within easy reach of the town centre, station and excellent schooling. There is additional scope for a loft conversion to create a large master bedroom and en-suite facility subject to building consents.

The accommodation comprises; entrance hall, cloakroom, 17'5 living room, a stunning 19'8 kitchen/dining/family room and utility room on the ground floor. The first floor accommodates three bedrooms and a beautiful refitted bathroom.

Externally there is a deep front garden with long driveway leading to a garage and a delightful secluded rear garden.



ACCOMMODATION

Entrance Hall

Cabinet radiator, down lights, staircase off, built in understairs cupboard, engineered oak flooring, window to side.

Cloakroom

Superb white/chrome suite comprising of WC and vanity wash hand basin, fitted cupboards, radiator, engineered oak flooring, down lights, extractor fan.

Living Room 17'5 x 11'2 (5.31m x 3.40m)

Coved ceiling, fireplace with multi fuel burning cast iron stove, radiator, telephone point, television point, bow window to front.

Kitchen/Dining/Family Room 19'8 x 18'1 max (5.99m x 5.51m max)

Fabulous open plan room with windows and bi fold doors overlooking garden, stunning range of refitted floor and wall mounted units, quartz work top, under mounted sink unit, central island unit with breakfast bar area, built in single oven with slide and hide door, multifunction oven and combined microwave, induction hob and cooker hood, integrated dishwasher, space and services for American style fridge/freezer, radiators, coved ceiling, oak flooring, down lights, wall mounted television point, space for dining table and chairs, built in cupboard.

Utility Room 4'2 x 4'0 (1.27m x 1.22m)

Replacement wall mounted Worcester Bosch gas boiler, space and services for washing machine and tumble dryer, down lights, engineered oak floor.

First Floor

Landing

Access to loft space, built in linen cupboard with radiator and shelving area, window to side.

Bedroom One 14'3 x 11'11 (4.34m x 3.63m)

Radiator, built in wardrobes, window to front.



Bedroom Two 13'1 x 9'11 (3.99m x 3.02m)
Radiator, window to rear.

Bedroom Three 9'3 x 8'2 max (2.82m x 2.49m max)

Coved ceiling, radiator, built in cupboard, window to front.

Bathroom

A beautiful refitted white/chrome suite comprising panelled bath with shower unit above, vanity wash hand basin and concealed flush WC, fitted cupboards, tiled floor, tiling, radiator, down lights, extractor fan, frosted window to rear.

Exterior

Front Garden

Fabulous frontage with brick paved driveway for 3 / 4 cars, lawned area with flower/shrub beds, gated side access to rear.

Garage 17'0 x 7'8 (5.18m x 2.34m)

Up and over door, power and light, window and door to rear.

Rear Garden

Delightful private and secluded rear garden laid to lawn with flower/shrub beds and patio area, panelled fencing, shed, outside water and lighting.

Environmental Impact Rating

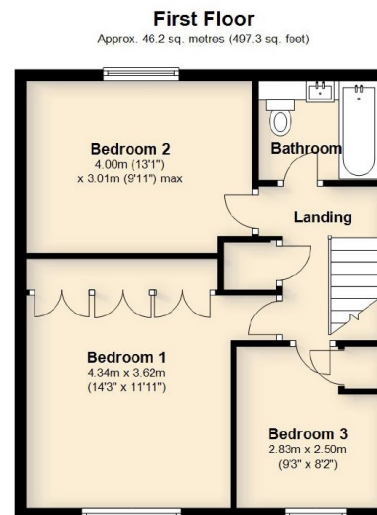
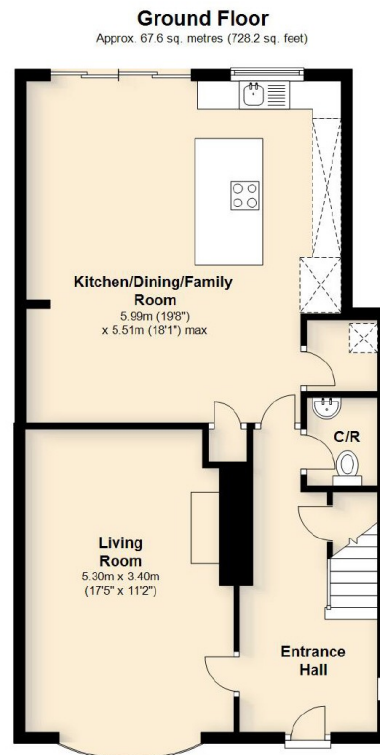
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

Viewing Information

BY APPOINTMENT ONLY THROUGH
PUTTERILLS, THROUGH WHOM ALL
NEGOTIATIONS SHOULD BE CONDUCTED.

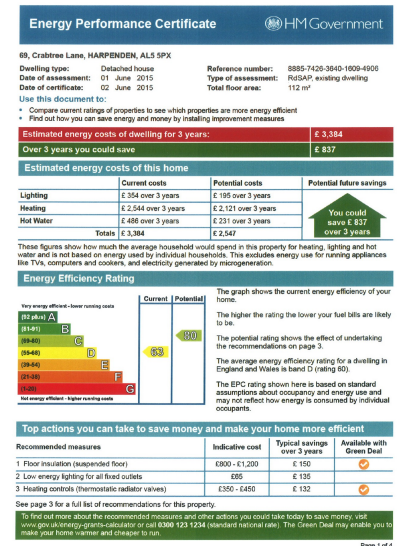






Total area: approx. 113.7 sq. metres (1223.9 sq. feet)

Not to Scale. For identification purposes only.
Plan produced using PlanUp.



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