




26 Crabtree Lane,
Harpenden, Hertfordshire.

**STRUTT
& PARKER**


BNP PARIBAS GROUP

A very attractive detached four bedroom family home in a popular and highly-convenient location.


A handsome period property, thoughtfully configured to provide an ideal space for family living and entertaining. Modern amenities and quality fixtures and fittings have been sensitively combined with retained original features to create a practical and cohesive environment. The property is located in a sought-after residential area, in the town centre close to amenities and the station.




3 RECEPTION ROOMS




4 BEDROOMS




2 BATHROOMS




GARAGE & PARKING




GARDEN




FREEHOLD



TOWN



1960 SQ FT



GUIDE PRICE
£1,695,000



The property

26 Crabtree Lane is an attractive double-fronted detached period family home offering almost 2,000 sq ft of light-filled flexible accommodation arranged over two floors, rendered and with a part black-and-white timbered and herringbone brick façade. The property tastefully blends contemporary conveniences, high-specification fixtures and fittings, and elegant neutral décor throughout, with retained features including casement glazing, exposed timber beams, and an original fireplace.

The accommodation flows from a Tudor-style storm porch and welcoming entrance hall with useful cloaks cupboard and cloakroom. It includes a front aspect wooden-floored sitting room with a beamed ceiling and feature corner fireplace with ornate wooden overmantel, and a rear aspect study with a door to a fitted utility room with a door to the rear terrace. Further is an outstanding extensive triple aspect kitchen, dining and family room with a part-panelled ceiling, wooden flooring and two sets of French doors to the rear terrace. The kitchen has a range of bespoke

wall and base units including a large central island with breakfast bar and complementary work surfaces and splashbacks, while the dining and family areas, configurable to the purchaser's own requirements, have space for a sizeable dining table and family seating area.

On the first floor the property provides a dual aspect principal bedroom with walk-in fitted storage and en suite shower room, three further double bedrooms, one with fitted storage, and a contemporary fully-tiled family bathroom.



Outside

Screened by mature hedging and having plenty of kerb appeal, the property is approached over a low-maintenance block-paved in-and-out forecourt providing private parking and giving access to a side pedestrian gate to the terrace and to a detached 17 ft workshop, formerly a garage, with an internal door to the terrace. The enclosed garden to the side and rear is also low maintenance, featuring a side area of level lawn bordered by well-stocked raised flowerbeds and flanked by a gravelled corner seating area with timber summer house and a large split-level wraparound paved terrace, the whole ideal for entertaining and al fresco dining.

Location

Harpenden offers comprehensive high street and independent shopping and supermarkets including Sainsbury's, Waitrose and Marks and Spencer, together with restaurants and coffee shops. Sporting and leisure facilities include a sports centre with indoor pool, three golf courses, rugby, tennis, bowling and cricket clubs and cycling, riding and walking

routes in the Woodland Trust's Heartwood Forest and Rothamsted Estate. Comprehensive amenities can also be found in Luton, St. Albans, Welwyn Garden City, Hemel Hempstead and Watford. Communications links are excellent: Harpenden station (0.6 mile) offers direct services to London and the M1 gives access to major regional centres and the motorway network.

Distances

- Harpenden High Street 0.5 mile
- St. Albans 4.7 miles
- London Luton Airport 7.1 miles
- Welwyn Garden City 7.4 miles
- Hemel Hempstead 7.6 miles
- Central London 33.8 miles

Nearby Stations

- Harpenden Station
- Luton Airport Parkway Station
- St Albans City Station
- St Albans Abbey Station
- Luton Station

Key Locations

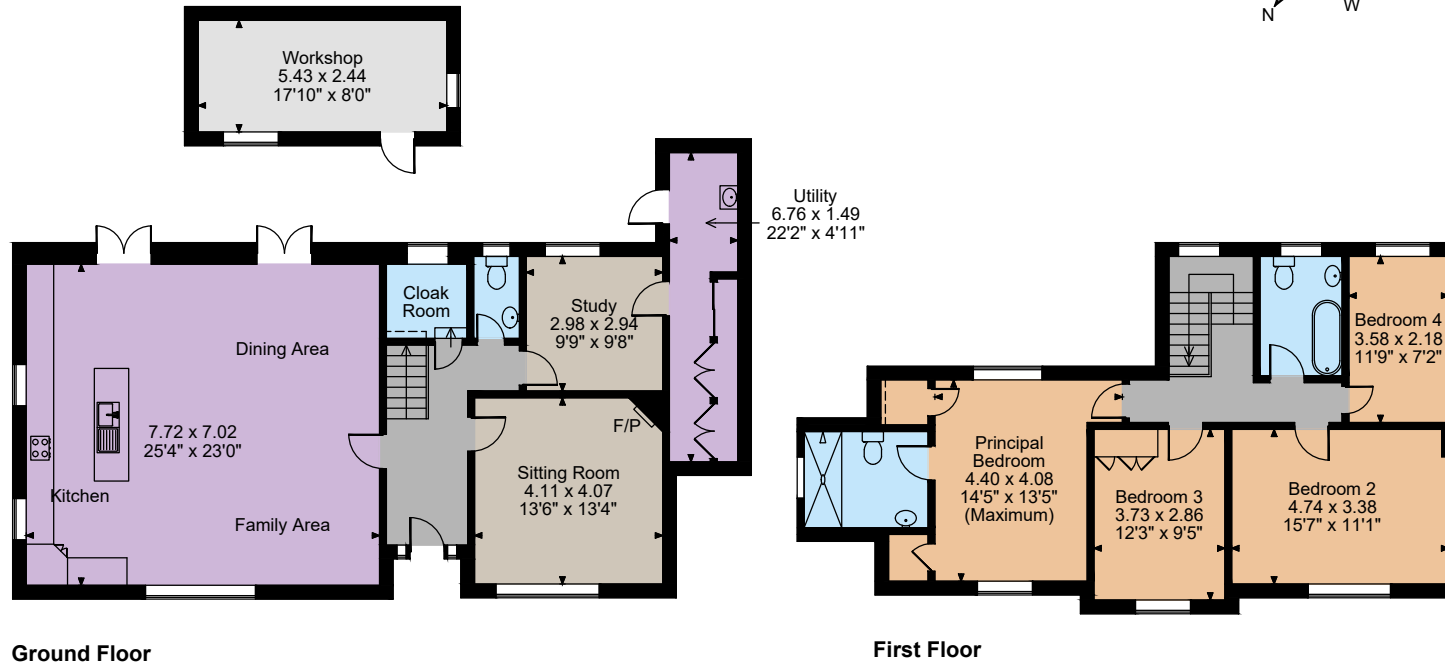
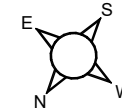
- Rothamsted Manor
- Rothamsted Sports Centre
- Harpenden Common
- Harpenden Farmers Market
- Eric Morcambe Centre
- Harpenden Golf Club

- Harpenden Tennis Club
- Heartwood Forest
- The Nickey Line Rail Walk
- St Albans Cathedral
- Whipsnade Zoo

Nearby Schools

- Crabtree Infants and Junior
- High Beeches Primary
- Manland Primary School
- St. Dominic Catholic Primary
- St. George's School
- Sir John Lawes Schools
- Aldwickbury School
- St. Hilda's
- The King's
- St. Albans High School for Girls
- St. Albans
- Katherine Warrington School





Ground Floor

First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Floorplans

Main House internal area 1,960 sq ft (182 sq m)

Workshop internal area 143 sq ft (13 sq m)

Total internal area 2,103 sq ft (195 sq m)

For identification purposes only.

Directions

AL5 5TE

///ranges.tennis.proof - brings you to the driveway

General

Local Authority: St. Albans City & District Council, +44 (0)1727 866100

Services: Mains gas, electricity, water and drainage

Mobile and Broadband checker: Information can be found here : <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band H

EPC Rating: E

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

Tenure : Freehold

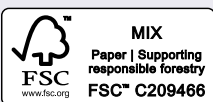
Harpenden

49 High Street, Harpenden, Hertfordshire AL5 2SJ

01582 764343

harpenden@struttandparker.com
struttandparker.com

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