



35 Crabtree Lane  
Harpenden, Hertfordshire



## A beautifully presented, contemporary five bedroom semi-detached family home in a highly convenient location

An attractive, well-presented semi-detached family home featuring modern amenities, quality fixtures and fittings and elegant interior designed décor throughout, all combining to provide a practical and cohesive living and entertaining environment. Located in a desirable location within striking distance of Harpenden Common, the town centre and the station.



**2 RECEPTION ROOMS**



**5 BEDROOMS**



**4 BATHROOMS**



**GARAGE**



**GARDEN**



**FREEHOLD**



**TOWN**



**1954 SQ FT**



**GUIDE PRICE  
£1,395,000**

### The property

35 Crabtree Lane is an attractive semi-detached family home offering almost 2,000 sq. ft. of light-filled flexible accommodation arranged over three floors. Configured to provide a practical and cohesive living and entertaining environment featuring some sash glazing, modern amenities, quality fixtures and fittings and elegant décor throughout, the accommodation flows from a welcoming part-panelled reception hall with feature tiled flooring, useful storage and a cloakroom.

The property features a spacious sitting room with a large front-aspect bay window, a feature fireplace, and bespoke fitted storage. There is also a well-proportioned family room with exposed wooden flooring and additional bespoke storage. The generous dual-aspect kitchen/breakfast room includes wooden parquet flooring, a range of wall and base units with complementary work surfaces and splashbacks, a range cooker, modern integrated appliances, and space for a good-sized dining table. A useful interconnecting fitted utility room offers a door to

the side aspect, French doors to the rear terrace, and several sky lanterns that provide abundant natural light.

On the first floor the property provides a spacious front aspect principal bedroom with walk-in storage and a modern en suite shower room, two further well-proportioned rear aspect bedrooms, one with fitted storage and a fully-tiled en suite shower room, and a fully-tiled family bathroom. The property's two remaining double bedrooms can be found on the second floor, both with vaulted ceilings, skylights and bespoke fitted storage and one benefiting from a contemporary fully-tiled en suite shower room.



## Outside

Screened by mature hedging and having plenty of kerb appeal, the property is approached over a private block-paved forecourt providing private parking and bordered by a low-maintenance area of level lawn and over a shared tarmac side driveway giving access to private parking and the garage to the rear of the property. The well-maintained contemporary enclosed garden to the rear offers an area of level lawn bordered by a generous paved terrace off the kitchen/breakfast room and a separate raised paved seating area at the end of the garden with a pedestrian gate to the rear garage, the whole ideal for entertaining and al fresco dining.

## Location

Harpenden has a thriving High Street and comprehensive range of shopping facilities, including Sainsbury's, Waitrose, a Marks and Spencer store and boutique shops, together with numerous restaurants, coffee shops and bars. Good sporting and leisure facilities include a sports centre with indoor swimming pool and rugby, tennis, bowling and cricket clubs,

together with three golf courses. Cycling, riding and walking can be enjoyed in the Woodland Trust's Heartwood Forest and Rothamsted Estate. Extensive amenities can also be found in St Albans and Welwyn Garden City. Communications links are excellent: the M1 gives access to major regional centres, the M25 and motorway network, and Harpenden station (0.6 mile) offers regular services into central London.



## Distances

- Harpenden High Street 0.6 mile
- St Albans 4.8 miles
- Welwyn Garden City 7.4 miles
- M1 (Junction 9) 4.5 miles
- London Luton Airport 7.2 miles
- Central London 33.9 miles
- London Heathrow Airport 35.9 miles

## Nearby Stations

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

## Key Locations

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

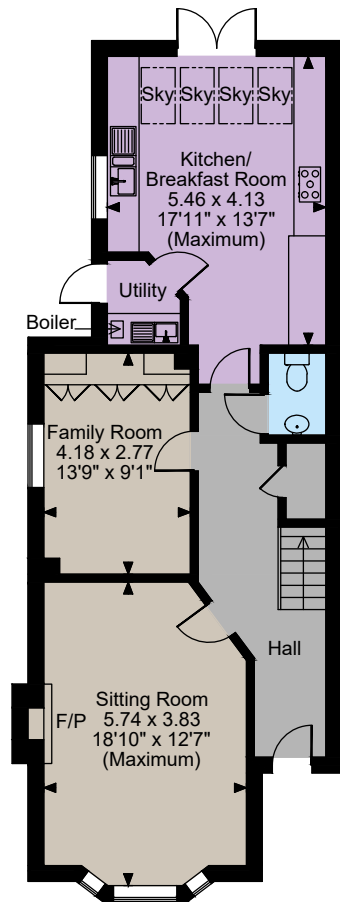
- The Nickey Line Walk
- Heartwood Forest
- St Albans Cathedral
- Verulamium Park
- Verulamium Museum

## Nearby Schools

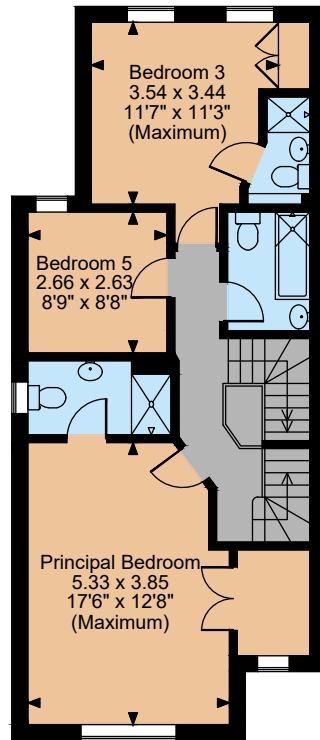
- Crabtree Infants' and Junior School
- High Beeches Primary School
- Manland Primary School
- Sir John Lawes School
- Katherine Warrington School
- St Georges School
- Aldwickbury School
- St Hilda's School School
- The King's School
- St. Albans High School for Girls
- St Albans School



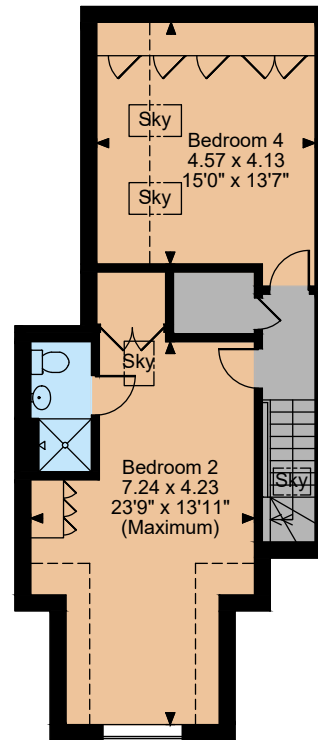




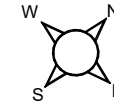
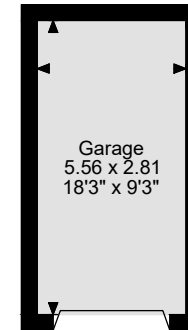
Ground Floor



First Floor



Second 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 1,954 sq ft (181 sq m)

Garage internal area 168 sq ft (16 sq m)

Total internal area 2,122 sq ft (197 sq m)

For identification purposes only.

## Directions

AL5 5NT

///limit.swung.defeat - brings you to the driveway

## General

Local Authority: St Albans District Council

Services: All mains, gas, electric and water connected

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

Council Tax: F EPC Rating: C

Tenure: Freehold

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

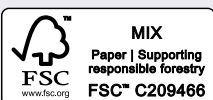
## Harpenden

49 High Street, Harpenden, Hertfordshire AL5 2SJ

01582 764343

harpenden@struttandparker.com  
struttandparker.com

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