



33 Crabtree Lane,
Harpenden, Hertfordshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An attractive five bedroom semi-detached property 0.6 km from the railway station in a desirable location.

33 Crabtree Lane is a well-laid-out and versatile five-bedroom family home arranged over three floors, benefiting from private parking and a garage. The property enjoys a highly convenient location, with all of Harpenden's amenities within walking distance, including the station with direct access to central London.



2 RECEPTION ROOMS



5 BEDROOMS



4 BATHROOMS



GARAGE



GARDEN



FREEHOLD



TOWN



1,766 SQ FT



**GUIDE PRICE
£1,350,000**

The property

The accommodation is accessed via a part-glazed door that opens into a welcoming reception hall, from which doors lead to two reception rooms, a spacious kitchen/breakfast room, and a cloakroom beneath the stairs. The sitting room is well-proportioned and features a fireplace with a traditional surround, along with sash windows overlooking the wisteria-framed front aspect. Adjacent to this, the dining room benefits from natural light through side-facing windows.

To the rear of the property lies the expansive kitchen/breakfast room—the heart of the home—elegantly finished with white floor tiles, Shaker-style cabinetry, and contrasting black work surfaces, including a breakfast bar. There is also a range cooker along with an integrated wine rack. Four skylights over the breakfast area, along with French doors opening onto the rear garden, flood the space with natural light. A separate utility room, located just off the kitchen,

provides further space for appliances and offers access to the side of the house.

Stairs rise from the reception hall to the first floor, where three bedrooms and three bathrooms are arranged. Two of the bedrooms are generous doubles, each with built-in wardrobes and en-suite facilities. The third, smaller bedroom is served by the well-appointed family bathroom located across the landing. A further staircase leads to the second floor, where the principal bedroom enjoys generous proportions, a front-facing window, en-suite shower room, and useful eaves storage. Adjacent is an additional double bedroom, equally suited for use as a home office or guest room.



Outside

The property is approached from the road via a large parking area, with a footpath leading to the main entrance and an herbaceous border to one side. A mature wisteria adorns the front elevation, complemented by an additional herbaceous bed and an ivy-clad fence. A wooden gate provides access to the side of the house and leads around to a spacious rear terrace—an ideal setting for entertaining and al fresco dining. The paved terrace opens onto a level lawn with a vegetable bed, enclosed by wooden fencing on two sides and bordered by maturing shrubs. A paved pathway continues to the single garage, where an espaliered tree is established against the end wall of the garden.

Location

Harpenden has a thriving High Street and comprehensive range of shopping facilities, including Sainsbury's, Waitrose and a Marks and Spencer store. It boasts an excellent selection of restaurants, coffee shops and numerous independent shops. The town is

home to several outstanding state schools, with independent schools nearby including Beechwood Park, St. Albans High School and Boys School and Aldwickbury Prep School. Good sporting and leisure facilities include a Sports Centre with indoor swimming pool, 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.

Distances

- Harpenden town centre 0.5 miles
- St. Albans 5 miles
- Hemel Hempstead 8 miles
- Welwyn Garden City 9 miles

Nearby Stations

- Harpenden
- Luton Parkway

Key Locations

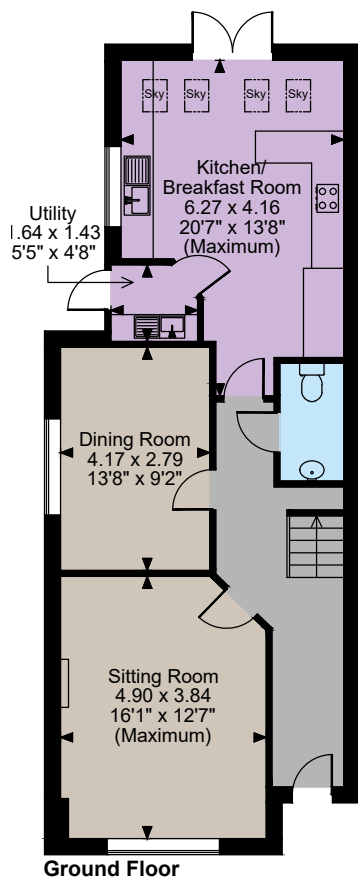
- Rothamsted Manor
- Harpenden Common
- Stockwood Discovery Centre
- Wardown House, Museum and Gallery
- St Albans Cathedral
- Verulamium Park
- Verulamium Museum
- Someries Castle

- Hatfield House
- Shaw's Corner (National Trust)

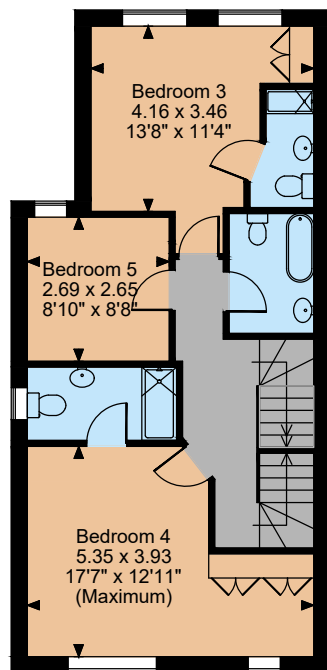
Nearby Schools

- The Grove Infant and Nursery
- St Dominic Catholic Primary
- High Beeches Primary
- Beechwood School
- Crabtree Infants' and Junior
- St George's School
- Sir John Lawes School
- Aldwickbury School
- St Hilda's School
- The King's School
- St Albans High School for Girls
- St Albans Boys School

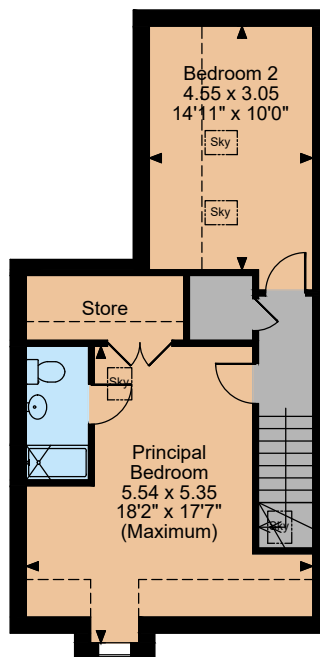




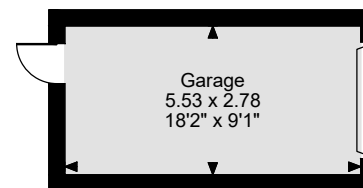
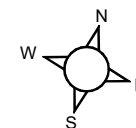
Ground Floor



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 1,766 sq ft (164 sq m)

Garage internal area 165 sq ft (15 sq m)

Total internal area 1,931 sq ft (179 sq m)

For identification purposes only.

Directions

AL5 5NT

what3words: ///successes.choice.bleat - brings you to the property

General

Local Authority: St Albans District Council

Services: All mains, gas, electric, drainage and water are 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.

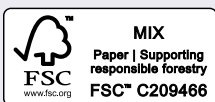
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Harpenden

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