







-  4 bedrooms
-  1 bathroom
-  2 receptions
-  Private Garden
-  Driveway
-  EPC Band C

Freehold

Council Tax Band:  
F £83.72 (25/26)

Local Authority:  
St Albans District Council





Magnificent detached family home in highly sought-after location. End of chain.

### Description

This four-bedroom detached family home is well-presented and updated for excellent family living in a highly sought-after location near excellent schools, parkland, and countryside. The bright, spacious accommodation includes four good-sized bedrooms and a stunning family bathroom. The ground floor features a large lounge/dining room, open to a superb fully fitted kitchen/breakfast room. There's a separate utility room with plumbing for a washing machine, space for a tumble dryer, and built-in storage. A front reception room currently serves as a study. Outside, the private rear garden offers a paved entertaining patio, mostly laid to lawn with stocked flower and shrub borders. Part of the garage conversion remains as a workshop with a side door.

### Location

Cranbourne Drive, on Harpenden's southern fringe, is ideal for families. Near 'Outstanding' Grove School, it's safe for kids and close to shops, pubs, and parks. A 20-min walk to the station offers direct trains to St Pancras in under 30 mins.

Assured move - This property is sold with the benefit of Assured Move from Ashtons. Assured Move has been designed specifically to speed up property transactions, reduce stress and create more certainty for both buyers and sellers. With Assured Move the timeframe from sale agreed to exchange of contracts can potentially be halved as the legal work is undertaken in advance of the sale. Upon acceptance of your offer, you will be requested to make a non-refundable payment of £395 plus VAT for the legal pack. The pre-approved legal pack issued to the buyer's solicitor includes: - Land Registry Title Document - Land Registry Title Plan - Pre-prepared Sale Contract - Property Information Form (TA6) - Fittings and Contents Form (TA10) - Personal Search - The pack also contains an exclusivity agreement granting the buyer a pre-agreed period of exclusivity to buy the property and preventing the seller from selling to anyone else. - The payment does not form part of the purchase price, and a copy of the Reservation and Exclusivity Agreement is available upon request from Ashtons. You are advised to take legal advice before entering into the Agreement.



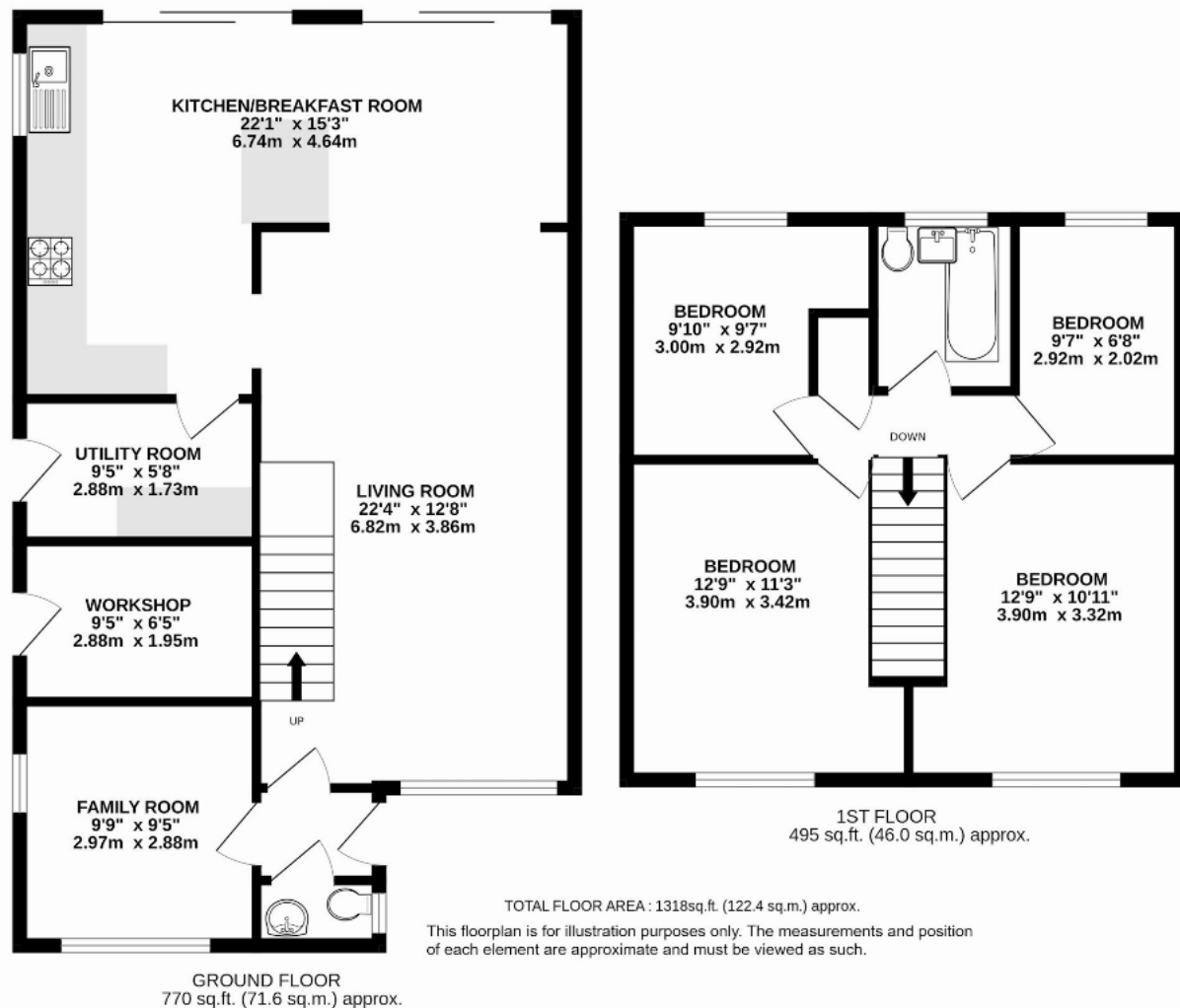












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