

-  4 Bedrooms
-  3 Bathrooms
-  4 Receptions
-  Private Garden
-  Garage & Driveway

Freehold

Council Tax Band:
G £3,904.28 (2025/26)

Local Authority:
St Albans District Council



Extremely spacious, versatile accommodation near Crabtree school.

Description

This deceptively spacious family home, measuring 2,500 sq ft, is in good order throughout and located in an extremely popular area, close to outstanding local primary and secondary schools. Arranged over two floors, the versatile accommodation comprises four to five large bedrooms with built-in storage cupboards and three bath/shower rooms. There are three receptions, including a wonderful lounge with a wood burner, a sitting room/bedroom five, a study, and a fully fitted kitchen/diner with bifold doors to the rear. The secluded rear garden features a large patio and a lawn surrounded by well-stocked borders. At the front, there's driveway parking and a detached garage with light, power, and an electric vehicle charging point. Fourteen solar panels generate electricity for the house, car, and storage battery.

Location

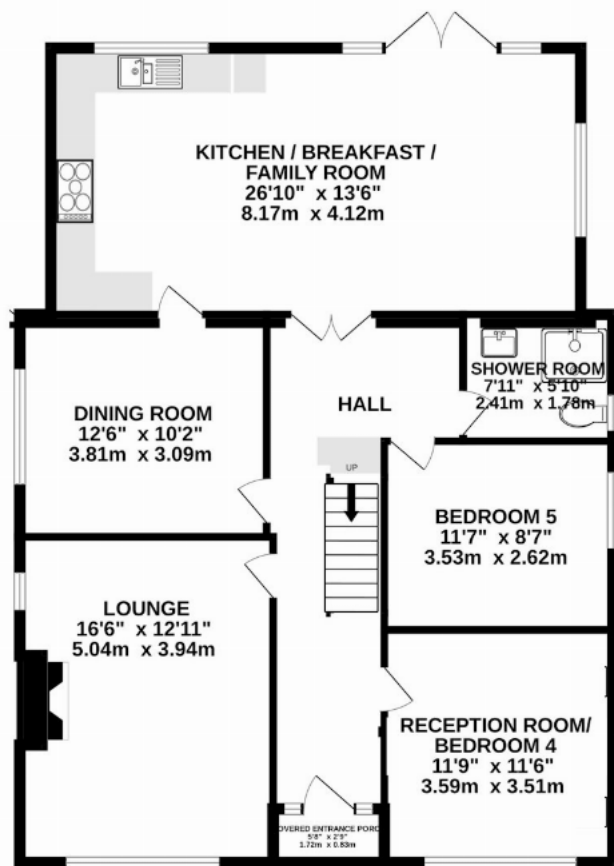
Crabtree Lane is just moments from Crabtree and High Beeches schools and a short walk from St Georges, Sir John Lawes and the new Katherine Warington School. Harpenden mainline station is also within a short stroll providing access to central London

Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.

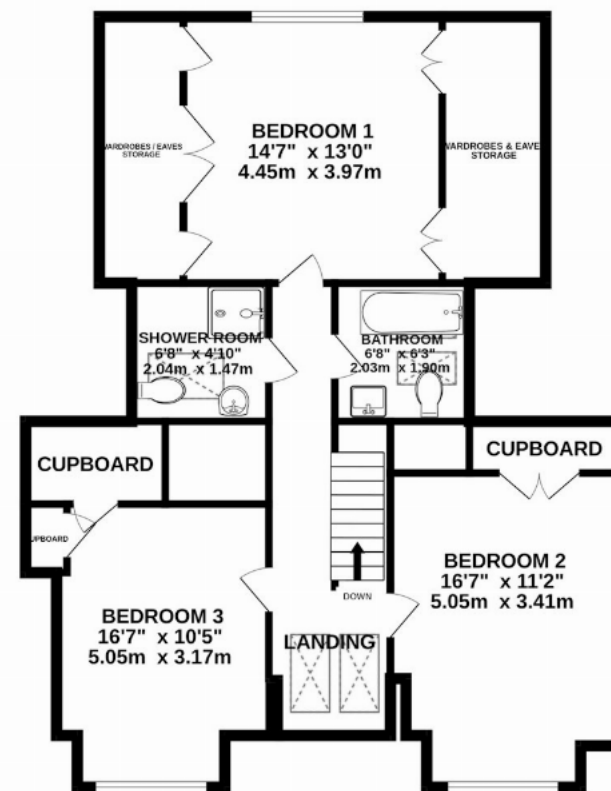
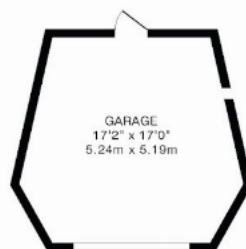








GROUND FLOOR
1800 sq.ft. (167.2 sq.m.) approx.



1ST FLOOR
931 sq.ft. (86.5 sq.m.) approx.

TOTAL FLOOR AREA : 2555sq.ft. (237.4 sq.m.) approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.