

-  3 Bedrooms
-  1 Bathroom
-  3 Receptions
-  Private Garden
-  Garage & Driveway
-  EPC Band D

Freehold

Council Tax Band:
D £2,458.18 (2026/2027)

Local Authority:
St Albans District Council



NEW Spacious semi-detached family home in popular Crabtree area.

Description

This magnificent family home is located in the ever-popular area of Crabtree, just moments from excellent schools and within walking distance to the railway station and High Street. Arranged over two floors, the first features three good-sized bedrooms and a family shower room. Downstairs includes a cloakroom, front living room leading to a separate family room, fully fitted kitchen/breakfast room with doors to the dining room. Outside, the secluded corner plot gardens boast a large entertaining patio, steps up to the lawn with well-stocked flower and shrub borders, and an additional suntrap paved patio. There is also a garden room/office with light and power. At the rear, a detached garage offers power, light, and an electric roller door. This wonderful family home is available with no onward chain.

Location

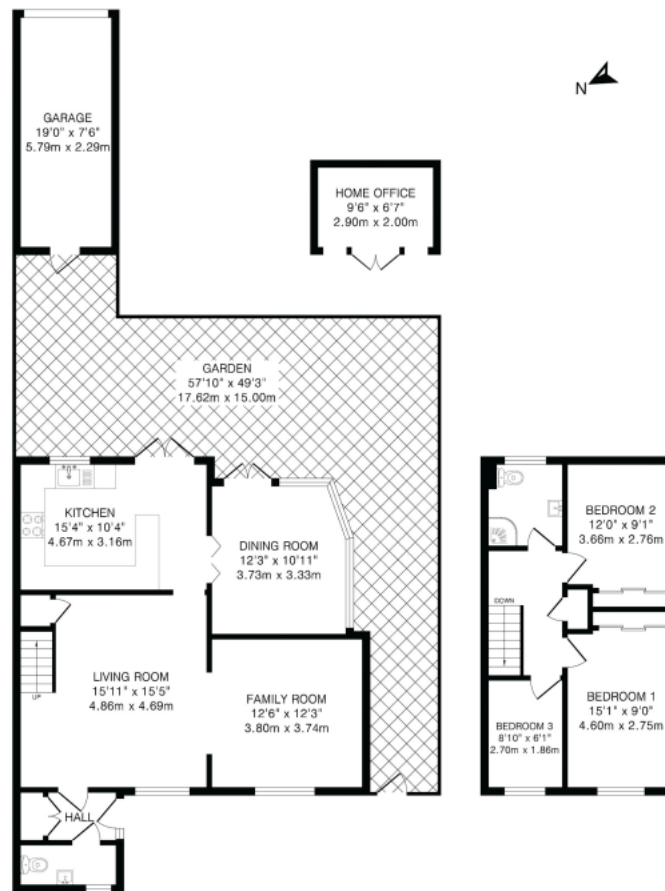
Courtfields is just moments from Crabtree and High Beeches schools and a short walk from St Georges, Sir John Lawes and the new Katherine Warington School.



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
918 sq.ft. (85.3 sq.m) approx.

First Floor
411 sq.ft. (38.2 sq.m) approx.

TOTAL FLOOR AREA: 1329 sq.ft. (123.5 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.