







-  5 Bedrooms
-  2 Bathrooms
-  2 Receptions
-  120ft Garden
-  Double Garage
-  EPC Band D

Freehold

Council Tax Band:  
G £3,742.91 (2024/25)

Local Authority:  
St Albans Council





Superb 5 double bedroom detached family home with wonderful west-facing gardens on one of the village's most highly regarded roads.

### Description

A rare opportunity to purchase an exceptional detached family home in a highly sought-after position. Extensively remodelled, this property offers a high-quality modern living space. The central reception hall features a guest cloakroom and staircase. The beautifully decorated open plan reception rooms offer panoramic views over the west-facing rear gardens. The modern kitchen boasts extensive units and workspace, open to a breakfast room/conservatory. A refitted utility room provides garden access. Upstairs, five double bedrooms include an impressive master suite with an ensuite bathroom and stunning garden views. The remaining bedrooms are served by the family bathroom. Outside, a generous frontage is well-screened by mature hedgerow. The gravelled drive offers off-street parking for several cars leading to an integrated double garage. The rear garden is private and 120ft deep, featuring lawned areas, flower and shrub borders, patio, an ornamental Japanese water feature, garden storage, and a greenhouse.

### Location

Crouch Hall Lane, a prime Redbourn location, offers easy access to village amenities and the High Street. Harpenden/St Albans provide more shopping/leisure options. Excellent transport links via M1 J9, rail, and proximity to London Luton Airport.

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.



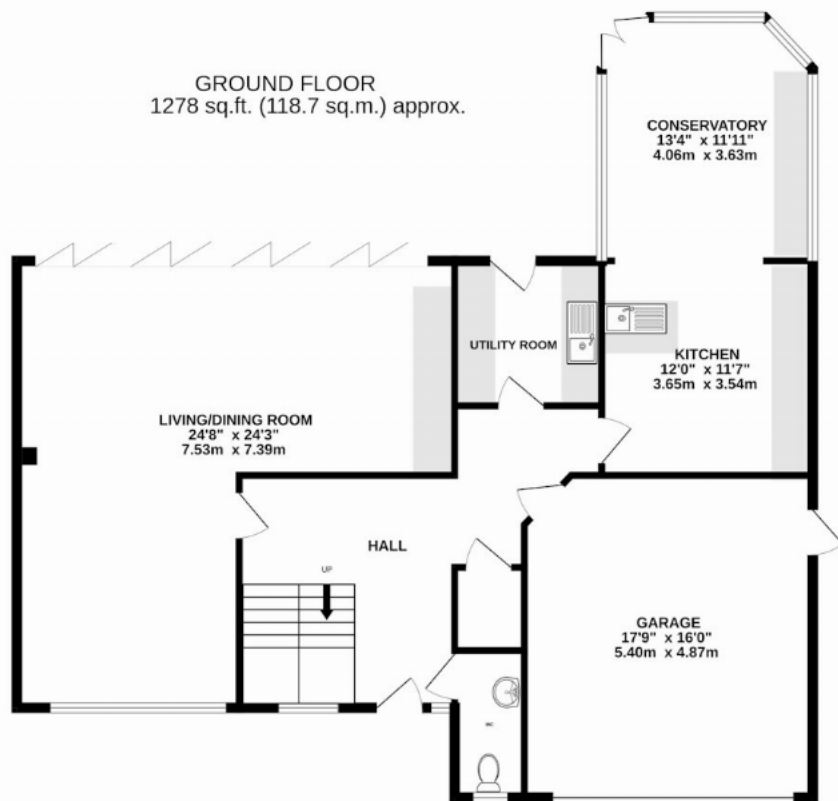












TOTAL FLOOR AREA : 2294 sq.ft. (213.1 sq.m.) approx.

This floorplan is for illustrative purposes only. The measurement and position of each element is 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.