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Cassidy & Tate
Your Local Experts

Award Winning Agency

CRABTREE LANE

HARPENDEN

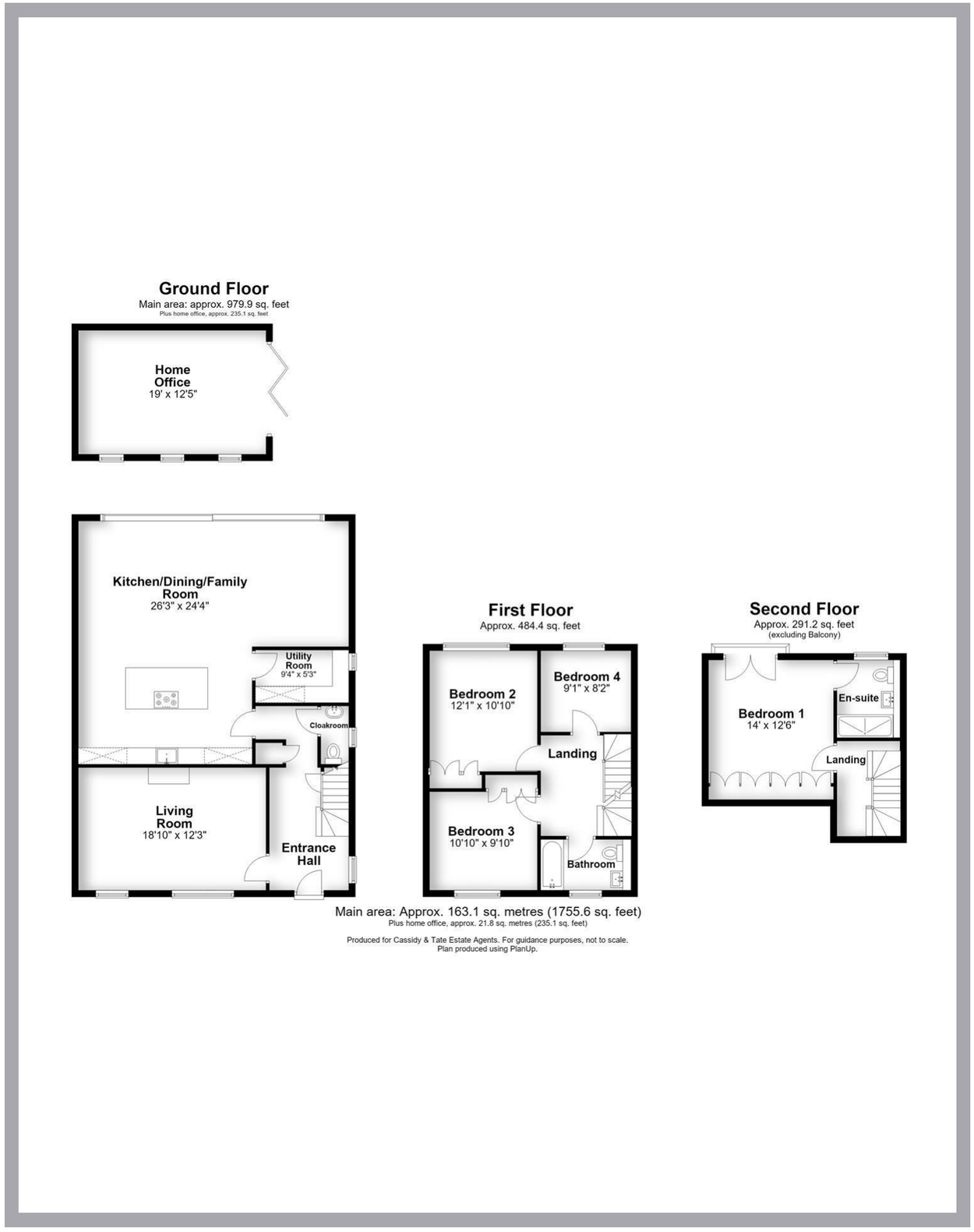
AL5 5PX

Price Guide £1,600,000

EPC Rating: Council Tax Band: F

All The Ingredients Needed For A Fabulous Lifestyle

Situated on the highly regarded Crabtree Lane, this exceptional four-bedroom chain free family home has been comprehensively remodelled and refurbished to an outstanding standard, creating a stylish turnkey home in one of Harpenden's most desirable family locations. Offering approximately 1,850 sq ft of beautifully appointed accommodation, the centrepiece is a spectacular open-plan kitchen, dining and family room. The bespoke Italian kitchen features a statement waterfall island, premium integrated NEFF appliances and wine cooler, complemented by large-format porcelain flooring, and integrated speakers. Three large glazed sliding doors open directly onto the landscaped garden, creating superb indoor/outdoor living and entertaining space. A separate front reception room with feature media wall provides an additional living area, while a stylish cloakroom completes the ground floor. There are four bedrooms arranged across the upper floors, including a superb principal suite with bespoke Italian fitted wardrobes, concealed walk-in storage and a luxurious hotel-style en-suite. Two further bedrooms feature Italian fitted wardrobes, alongside a beautifully finished family bathroom. Further highlights include oak flooring, extensive wall panelling, CAT6 data cabling throughout, smart CCTV and alarm systems and a high-quality finish throughout. The professionally landscaped rear garden features a large porcelain terrace, generous lawn, established planting, external lighting and automatic irrigation. A superb detached garden room of approximately 250 sq ft benefits from heating, power and CAT6 connectivity, making it ideal as a home office, gym, studio or entertainment room. To the front, a wide block-paved driveway provides parking for several vehicles. Ideally positioned for excellent local schools, Harpenden town centre and Thameslink station, this is an exceptional family home offering an impressive combination of design, technology and location.



Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

www.cassidyandtate.co.uk

Perfect Fusion of Location And Way of Living

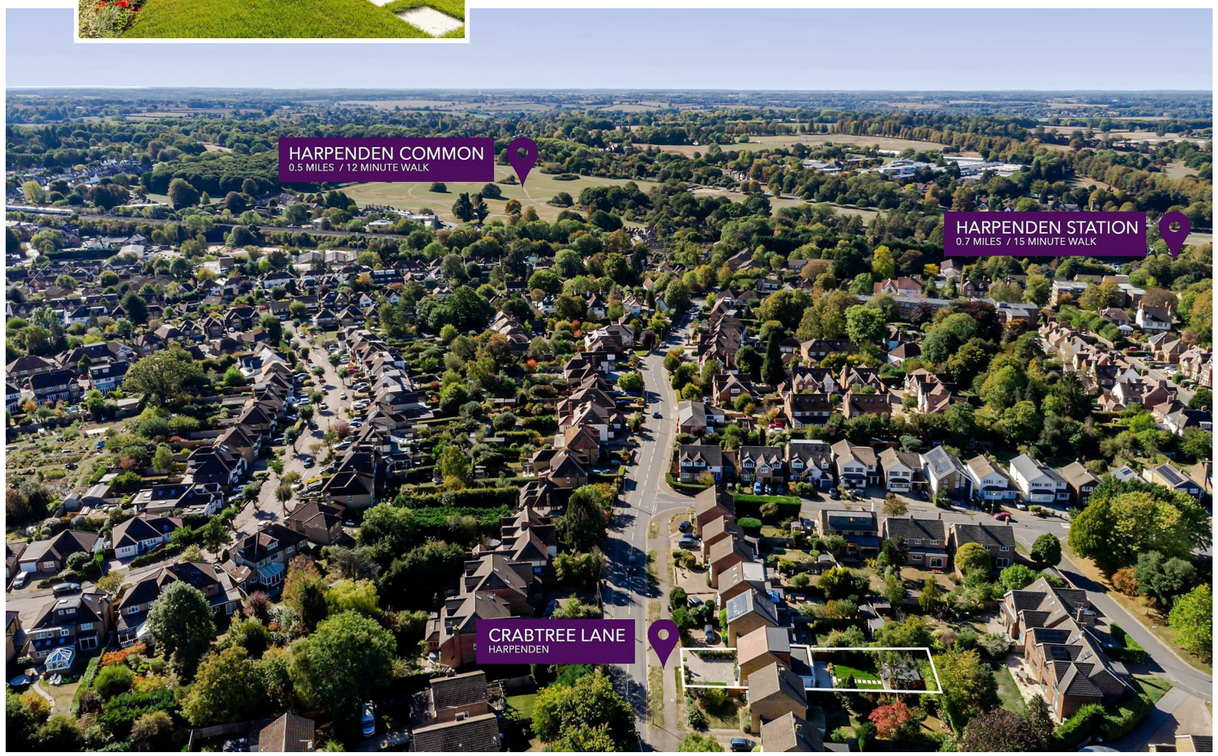
Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

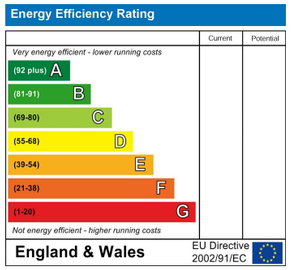
Your Local Property Experts

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible



Specialists in Bespoke Properties

- PRIME CRABTREE LANE LOCATION CLOSE TO SCHOOLS
- SPECTACULAR OPEN-PLAN KITCHEN, DINING & FAMILY ROOM
- BESPOKE ITALIAN KITCHEN WITH NEFF APPLIANCES
- DETACHED 250 SQ FT GARDEN ROOM / HOME OFFICE
- SEMI RURAL LOCATION
- PROFESSIONALLY LANDSCAPED REAR GARDEN
- APPROXIMATELY 1,755 SQ FT OF ACCOMMODATION
- LUXURIOUS PRINCIPAL SUITE WITH HOTEL-STYLE EN-SUITE
- THREE LARGE SLIDING DOORS CREATING INDOOR/OUTDOOR LIVING
- CHAIN FREE & FULLY REFURBISHED



The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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