



Harpenden Rise

Harpenden, AL5 3BG

Immaculately presented family home, extended and renovated to a high standard throughout by our clients. Retaining many period features and benefiting from a southerly-aspect private rear garden of circa 100ft, this fine home offers bright and spacious areas throughout including a standout kitchen/breakfast room and three double bedrooms. Ideally located for excellent schooling, close to the town centre and station and open countryside. Potential for a loft conversion (STPP)

Guide price £900,000

Harpenden Rise

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- Immaculately presented family home
- Potential for a loft conversion (STPP)
- Close to town centre & station
- Over 1200 sq ft
- Private southerly facing garden circa 100ft
- Council Tax Band E
- Extended and renovated to a high standard
- Ideally located for excellent schooling

Entrance Hall

Cloakroom

Living Room

13'11" x 11'11" (4.25m x 3.64m)

Family/Dining Room

12'4" x 12'0" (3.78m x 3.66m)

Kitchen/Breakfast Room

22'2" x 14'7" (6.77m x 4.47m)

Bedroom One

14'11" x 10'11" (4.56m x 3.33m)

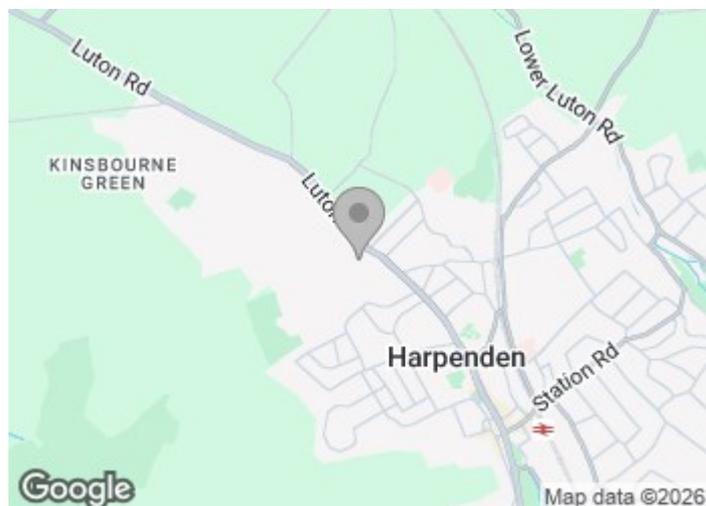
Bedroom Two

12'4" x 9'0" (3.78m x 2.75m)

Bedroom Three

11'1" x 8'6" (3.40m x 2.60m)

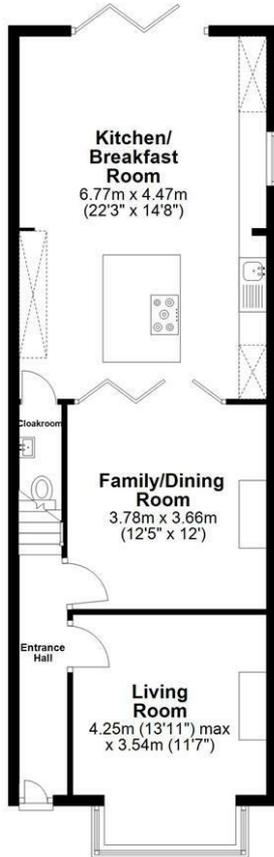
Bathroom





Floor Plan

Ground Floor
Approx. 64.4 sq. metres (693.3 sq. feet)



First Floor
Approx. 50.7 sq. metres (545.4 sq. feet)



Total area: approx. 115.1 sq. metres (1238.7 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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