



Park Rise Harpden, AL5 3AL

Detached four bedroom family home with off-street parking. Impressive open plan kitchen/dining/living area and two reception rooms; principal bedroom with dressing area and en-suite shower room. Ideally located for excellent schooling and walking distance to town centre and station. Potential to extend (STPP).
****CHAIN FREE****

Guide price £1,095,000

Park Rise

Harpenden, AL5 3AL



- Detached four bedroom home
- Utility Room
- Ideally located for excellent schooling
- **CHAIN FREE**
- Off-street parking
- Walking distance to town centre and station
- Two Reception Rooms
- Potential to extend (STPP)
- Council Tax Band G

Entrance Hall

Sitting Room

17'6" x 11'1" (5.35m x 3.40m)

Kitchen/Dining Room

26'6" 16'11" (8.10m 5.18m)

Utility

Snug/Office

11'1" x 9'10" (3.40m x 3.00m)

Bedroom One

19'8" x 10'4" (6.00m x 3.15m)

En-suite

Bedroom Two

11'2" x 9'2" (3.41m x 2.81m)

Bedroom Three

11'2" x 7'8" (3.41m x 2.35m)

Bedroom Four

9'3" x 6'4" (2.83m x 1.94m)

Family Bathroom



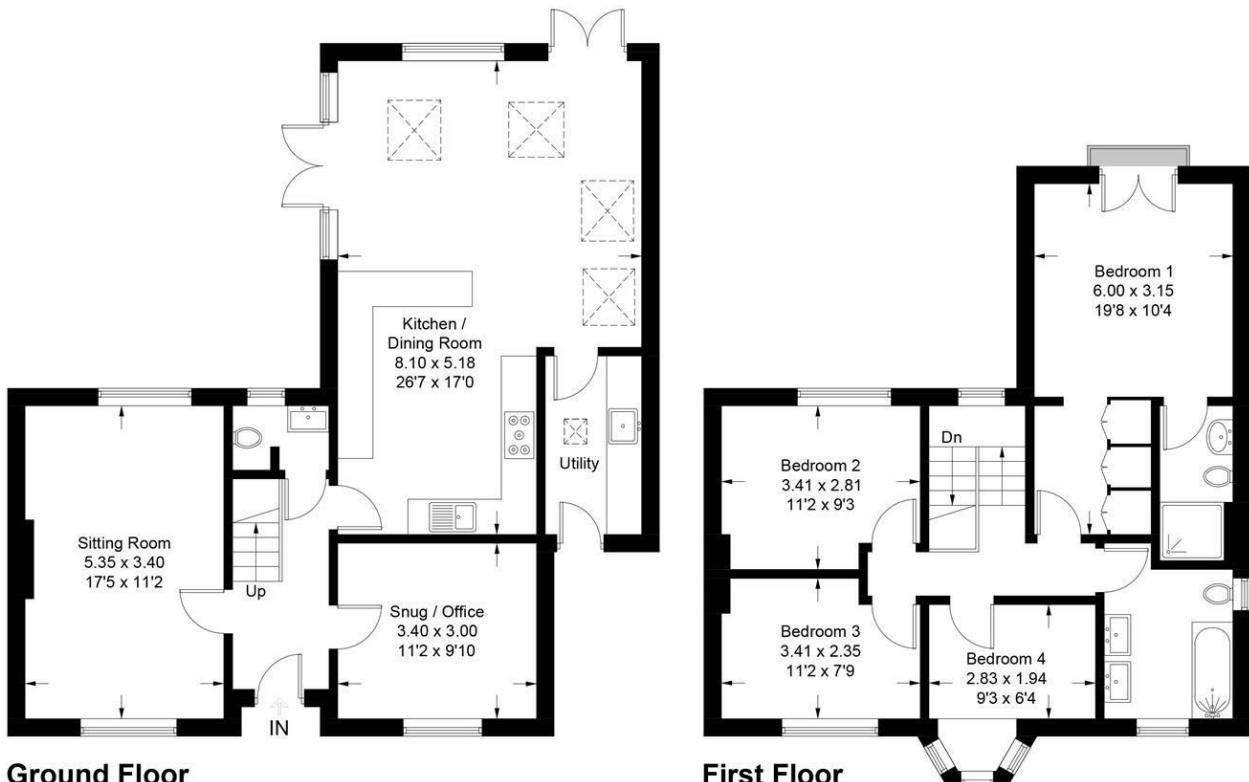


Floor Plan

Park Rise



Approximate Gross Internal Area = 140.3 sq m / 1511 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1245951)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-80) B			
(69-68) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-80) B			
(69-68) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			