



## Park Rise

Harpenden, 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)

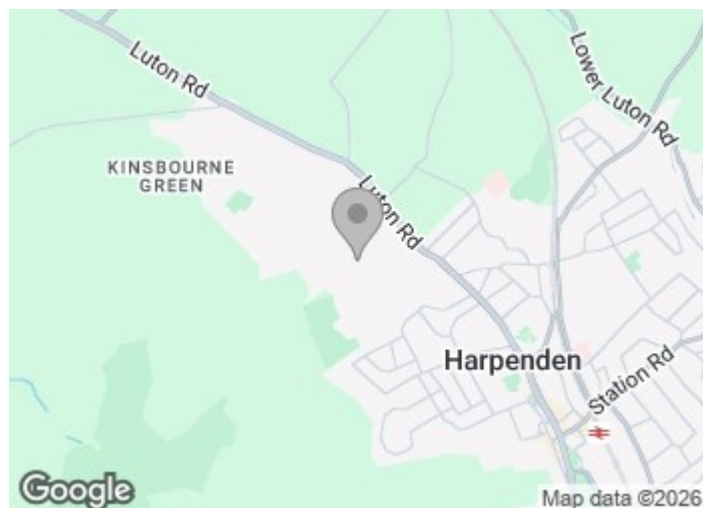
## Bedroom Three

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

## Bedroom Four

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

## Family Bathroom

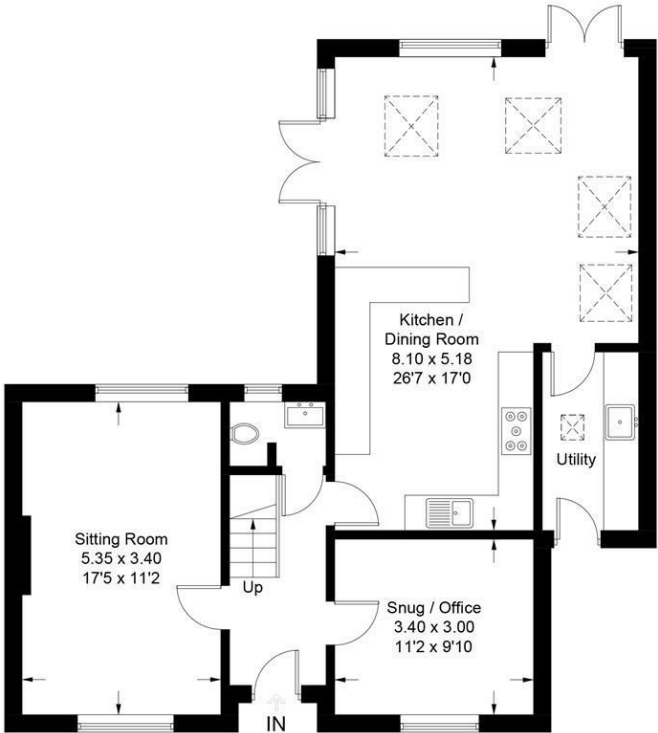




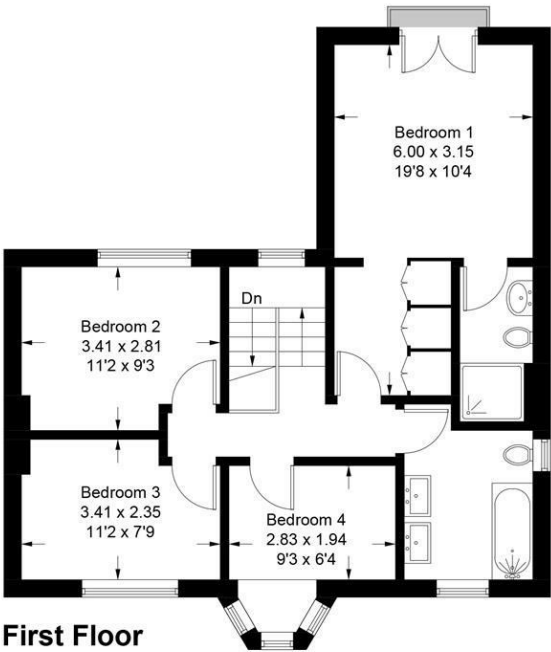


Park Rise

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



Ground Floor



First Floor

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)

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