



## Park Rise

Harpenden, AL5 3AP

Detached four-bedroom bungalow of circa 1,393 sq ft with a private, east facing rear garden, garage and workshop. Benefitting from two reception rooms, two bathrooms and off-street parking for two cars. Ideally located for excellent schooling and close to town centre and station.

**Guide price £750,000**

# Park Rise

Harpenden, AL5 3AP



- Four-bedroom Bungalow
- Garage and workshop
- Close to the Town centre and station
- Circa 1,393 sq ft
- Off-street parking
- Ideally located for excellent schooling
- Private East facing rear garden
- Two reception rooms
- Council Tax Band E

## Entrance Hall

## Kitchen

12'4" x 8'11" (3.78 x 2.73)

## Dining Room

10'10" x 10'10" (3.32 x 3.32 )

## Living Room

13'8" x 13'8" (4.18 x 4.17)

## Bathroom

## Bedroom One

13'7" x 12'5" (4.15 x 3.80)

## Bedroom Two

14'1" x 12'5" (4.30 x 3.80)

## Shower Room

## Bedroom Three

13'8" x 8'11" (4.17 x 2.73)

## Bedroom Four

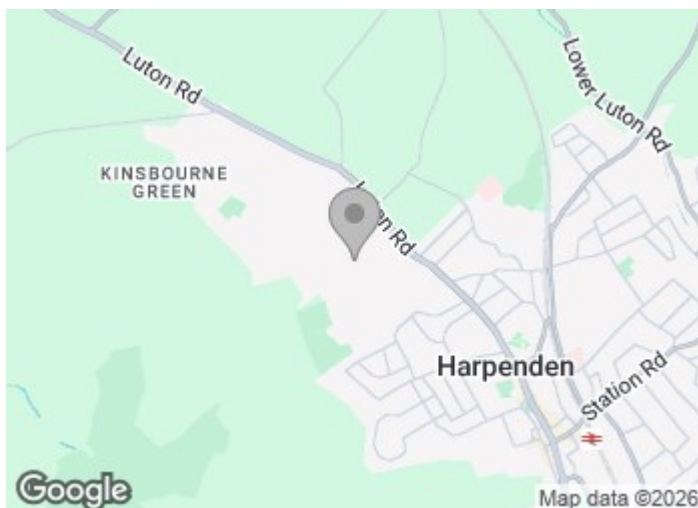
13'8" x 8'11" (4.18 x 2.73)

## Garage

18'0" x 8'2" (5.51 x 2.50)

## Workshop

8'2" x 7'10" (2.50 x 2.39)

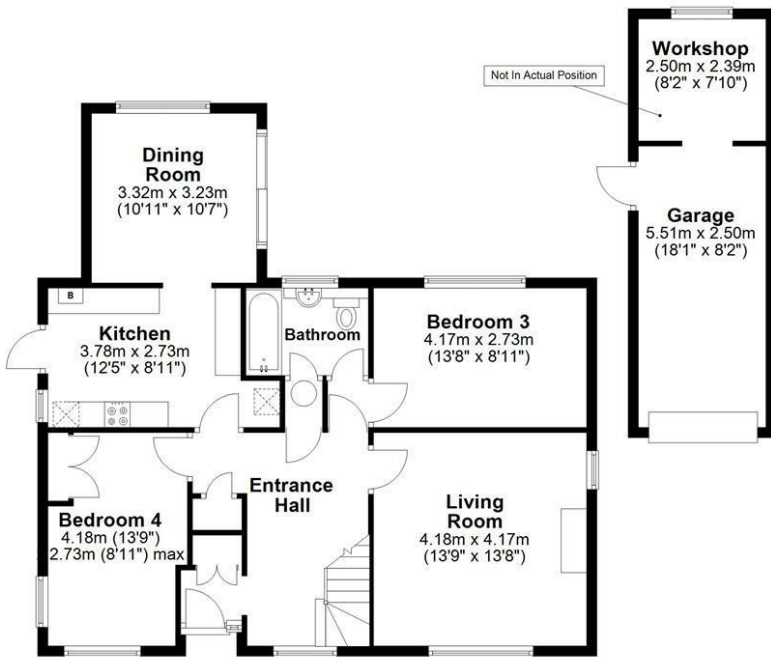




# Floor Plan

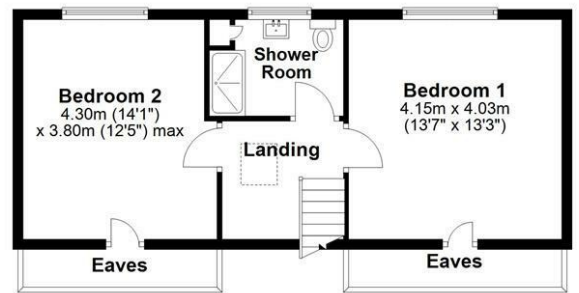
## Ground Floor

Main area: approx. 84.2 sq. metres (906.6 sq. feet)  
Plus garage/workshop, approx. 20.0 sq. metres (215.0 sq. feet)



## First Floor

Approx. 45.3 sq. metres (487.2 sq. feet)



Main area: Approx. 129.5 sq. metres (1393.9 sq. feet)  
Plus garage/workshop, approx. 20.0 sq. metres (215.0 sq. feet)

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

Plan produced using PlanUp.

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