



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

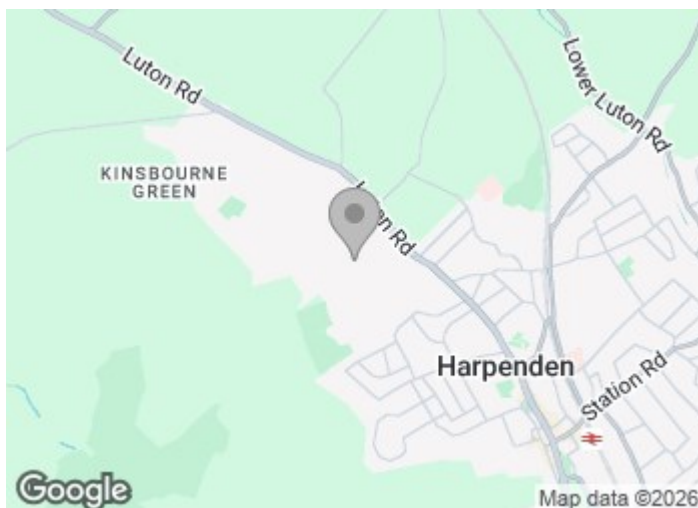
13'8" x 8'11" (4.18 x 2.73)

Garage

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

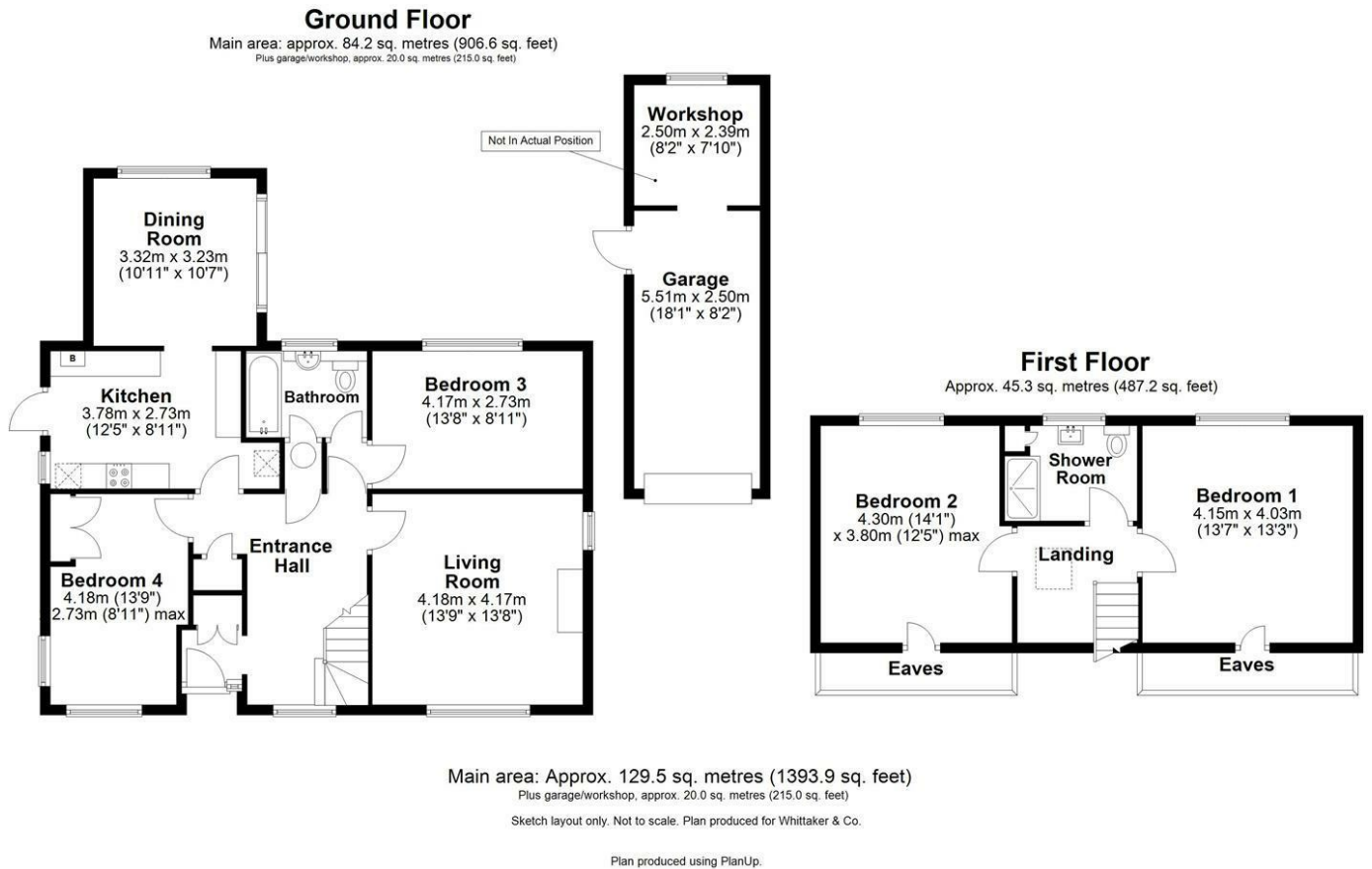
Workshop

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





Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	65	(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC