



Connells

Park Rise  
Harpenden





## Property Description

A large 3 bedroom semi-detached family home situated in a sought after location close to Roundwood School. The property offers a porch entrance, entrance hallway, large bay-fronted lounge, kitchen, dining room, conservatory and ground floor bathroom. On the first floor there are 3 double bedrooms and a family bathroom. To the front of the property is a gated garden, driveway parking for 1 car and a larger than average garage. To the rear is a large 80ft secluded garden with a raised patio area with the remainder being laid to lawn. There is potential to extend (STPP).

### Porch Entrance

4' 6" x 4' 2" ( 1.37m x 1.27m )

Good sized porch entrance with semi glazed door into entrance hallway.

### Entrance Hall

10' 4" x 4' 6" ( 3.15m x 1.37m )

A good size entrance hall with stairs ascending to first floor, doors to further accommodation, radiator and patio door into rear garden.

### Kitchen & Breakfast Room

14' 3" x 14' 8" ( 4.34m x 4.47m )

A good size kitchen with a range of eye level and base units and breakfast bar. Dual aspect windows with space for wash machine, dish washer, oven, extractor and hob.

### Dining Room

12' 3" x 9' 7" ( 3.73m x 2.92m )

Generous dining room with feature fireplace, window and patio door into rear garden and open to kitchen.

### Lounge

18' 5" x 13' 2" ( 5.61m x 4.01m )

Large 18ft bay-fronted lounge with feature fireplace and radiator.

### Conservatory

14' x 7' 2" ( 4.27m x 2.18m )

Generous conservatory with windows and patio doors overlooking garden.

## First Floor

### Bedroom 1

13' 10" x 9' 3" ( 4.22m x 2.82m )

Large double bedroom with windows overlooking garden, radiator and door to ensuite bathroom.

### Bedroom 2

13' 9" x 8' 8" ( 4.19m x 2.64m )

A good sized double bedroom with windows to rear and a radiator.

### Bedroom 3

14' 5" x 9' 10" ( 4.39m x 3.00m )

Another large double bedroom with dual aspect windows to front and rear and radiator.

### Family Bathroom

10' 8" x 5' 4" ( 3.25m x 1.63m )

Family sized bathroom with dual aspect windows to side and rear, with suite consisting of panel bath, hand wash basin and low level flush WC. There is also a large cupboard housing the hot water cylinder.

### Outside

A large 80ft garden with raised patio area with steps leading down to lawned area, with a range of mature trees offering seclusion at the end of the garden.

### Garage

16' 8" x 14' ( 5.08m x 4.27m )

Larger than average garage with up and over door and a window to the rear.















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**EPC Rating: E**

Tenure: Freehold

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