



Park Rise Harpenden

# Park Rise Harpenden AL5 3AP







# **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 bayfronted 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.











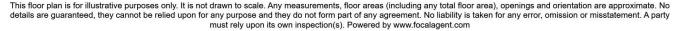






Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes





To view this property please contact Connells on

#### T 01582 760 131 E harpenden@connells.co.uk

50 High Street HARPENDEN AL5 2SU

EPC Rating: E

Tenure: Freehold





view this property online connells.co.uk/Property/HPN306537

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

# See all our properties at www.connells.co.uk| www.rightmove.co.uk | www.zoopla.co.uk