



Connells

Harpenden Rise  
Harpenden





### Property Description

A beautifully presented extended period family home situated in a sought after location close to Roundwood School. The property offers a generous bay-fronted lounge, modern kitchen and breakfast room, dining area and ground floor modern bathroom. On the first floor there are two double bedrooms and generous single bedroom. Outside offers a large rear garden mainly laid to lawn with a paved patio area ideal for entertaining.

### Lounge

24' 8" x 12' 2" ( 7.52m x 3.71m )

A large bay-fronted lounge with window to front, feature exposed brick fireplace and wood burner, plantation shutters and open to dining area.

### Dining Area

Open from lounge, stairs ascending to first floor, feature exposed brick fireplace, under stairs storage cupboard and open to kitchen and breakfast area.

### Kitchen & Breakfast Area

12' 2" x 11' 7" ( 3.71m x 3.53m )

Modern kitchen with feature period beams and glazed extension, breakfast bar area and a utility cupboard with plumbing for a wash machine and dryer.

### Ground Floor Bathroom

7' 9" x 7' ( 2.36m x 2.13m )

Generous bathroom with window to rear and consisting of a panel bath with overhead shower, pedestal hand wash basin, low level flush WC and a heated towel rail.

### First Floor

#### Bedroom 1

11' 5" x 10' 8" ( 3.48m x 3.25m )

A good size double bedroom, window to front with plantation shutters and built in wardrobes.



## Bedroom 2

11' 4" x 9' 2" ( 3.45m x 2.79m )

Generous double bedroom with window to rear, feature fireplace, access hatch to loft and door to bedroom 3.

## Bedroom 3

12' 11" x 6' 4" ( 3.94m x 1.93m )

Generous dual aspect single bedroom with windows to side and rear.

## Outside

To the front of the property is a small low maintenance garden, to the rear is a large rear garden mainly laid to lawn with a paved patio area ideal for entertaining.















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**EPC Rating: Awaited**

Tenure: Freehold

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