



Park Rise

Harpenden, AL5 3AL

Extremely well presented family home of circa 2,200 sq ft with a large open plan Kitchen / Dining / Family room backing on to the patio and low maintenance garden (southerly aspect), which is ideal for entertaining. Well proportioned rooms. Additional benefit of a garage, together with plenty of off-street parking. Ideally located for schooling and walking distance to the town centre and station.

Guide price £1,525,000

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- Circa 2,200 sq ft
- Well proportioned rooms
- Garage & off-street parking
- Open plan Kitchen / Dining / Family Room
- Three Bathrooms
- Ideally placed for schooling
- Separate Living Room
- South west facing Garden
- Walking distance to town centre

Entrance Hall

Living Room

17'10" x 15'8" (max) (5.46 x 4.79 (max))

Kitchen / Dining / Family Room

31'11" (max) 12'2" (9.73 (max) 3.72)

Utility Room

8'11" x 7'1" (2.74 x 2.16)

Cloakroom

Bedroom One

16'0" (max) x 12'1" (4.89 (max) x 3.69)

En-suite Shower Room

Bedroom Two

15'5" x 12'5" (4.70 x 3.81)

Bedroom Three

12'4" x 10'11" (3.78 x 3.33)

Bedroom Four

11'8" x 9'1" (max) (3.57 x 2.77 (max))

Shower Room

Bedroom Five

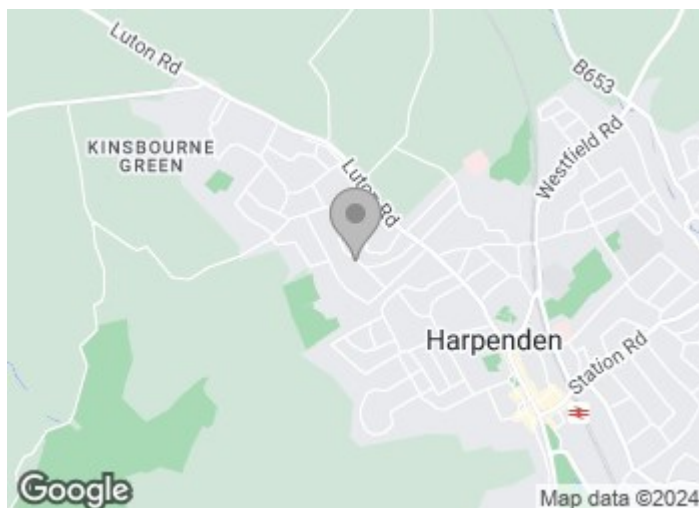
12'5" x 10'6" (3.79 x 3.21)

Bathroom

Loft Storage

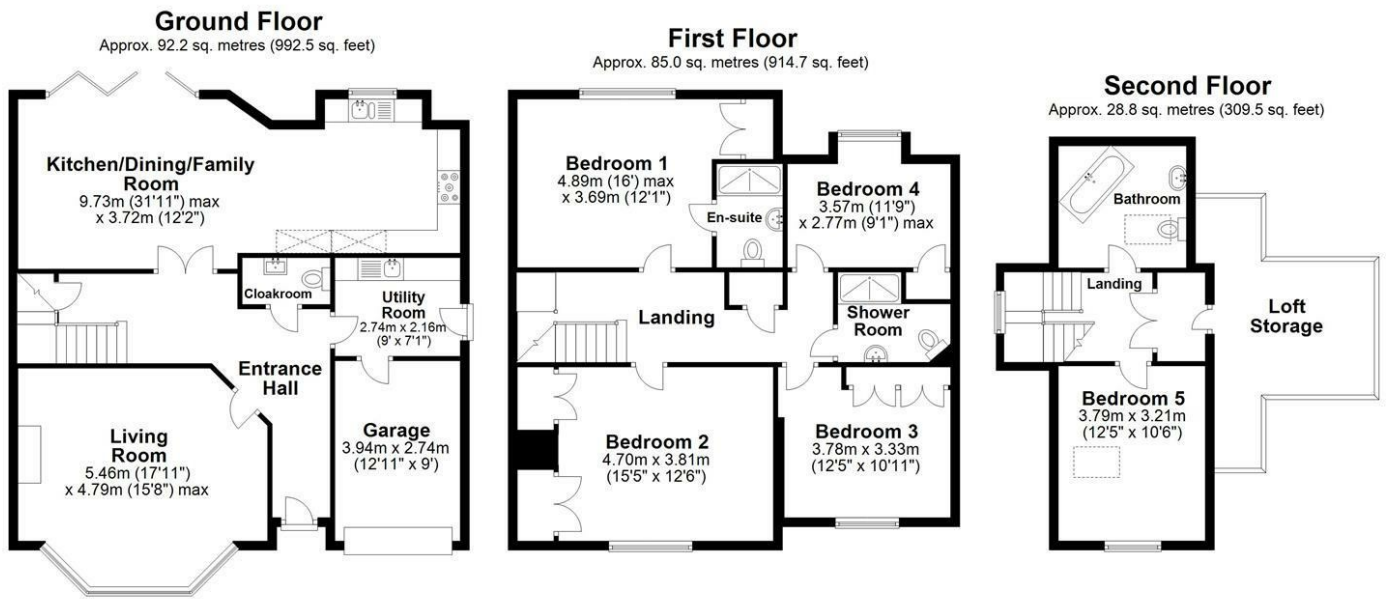
Integral Garage

12'11" x 8'11" (3.94 x 2.74)





Floor Plan



Total area: approx. 205.9 sq. metres (2216.6 sq. feet)
Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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