



## Park Hill

Harpenden, AL5 3AT

Beautifully presented period home - arranged over three floors - with a double Reception Room and an open plan Kitchen / Dining Room, opening onto the 50ft garden (westerly aspect). Ideally located for schooling, a short walk to the town centre and station and moments from the popular Nickey Line.

**Guide price £775,000**

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- Circa 1,200 sq ft
- Open plan Kitchen / Dining Room
- Walking distance to town centre & station
- Arranged over three floors
- Garden 50ft, westerly aspect
- Moments from the Nickey Line
- Double Reception Room
- Ideally located for schooling

## Entrance Hall

## Living Room

12'10" (max) x 10'5" (3.92 (max) x 3.20)

## Family Room

10'11" x 7'6" (3.33 x 2.31)

## Kitchen / Diner

18'10" x 13'4" (5.76 x 4.08)

## Cloakroom

## Bedroom One

14'2" x 10'10" (4.33 x 3.31)

## Bedroom Two

10'11" x 10'1" (3.35 x 3.09)

## Bathroom

## Bedroom Three

14'2" (max) x 12'5" (4.33 (max) x 3.80)





