



Park Rise

Harpenden, AL5 3AL

Extended and renovated by our clients, this immaculate home of circa 1,280 sq ft offers versatile living space, with the Kitchen / Dining Room opening onto the 115 ft garden. Fantastic Home Office and Dining Pod. Planning permission granted to build a second storey, with two further rooms and a Bathroom. Ideally located for schooling and walking distance to the town centre and station.

Guide price £1,095,000

Park Rise

Harpenden, AL5 3AL



4



1



2



D

- Circa 1,280 sq ft
- Open plan Kitchen / Dining Room
- Garage & off-street parking
- Versatile living space
- Home Office & Dining Pod
- Ideally located for schooling
- Planning permission to extend further
- Garden 115 ft
- Walking distance to town centre

Entrance Hall

Living Room

20'1" (max) x 11'10" (6.13 (max) x 3.63)

Kitchen / Dining Room

18'5" x 11'9" (5.63 x 3.60)

Bedroom One

12'6" x 9'10" (3.83 x 3.02)

Bedroom Two

10'10" x 9'9" (3.32 x 2.98)

Bedroom Three

10'10" (max) x 9'10" (3.32 (max) x 3.00)

Bathroom

Bedroom Four

9'10" x 6'10" (3.00 x 2.09)

WC

Home Office

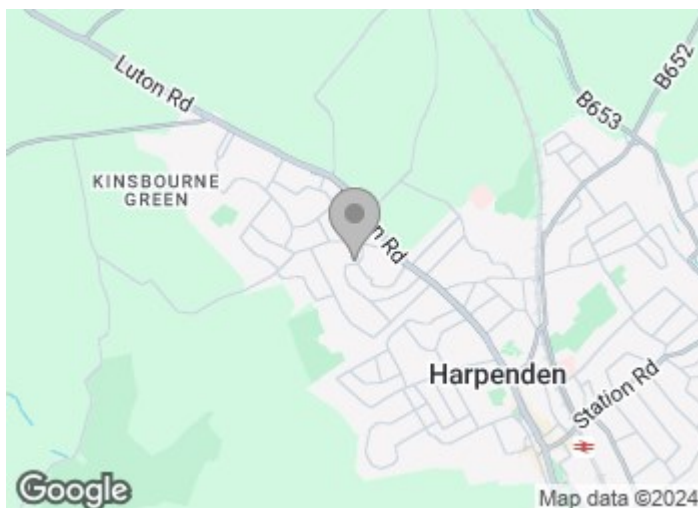
16'0" x 8'0" (4.89 x 2.45)

Dining Pod

9'2" x 7'2" (2.80 x 2.20)

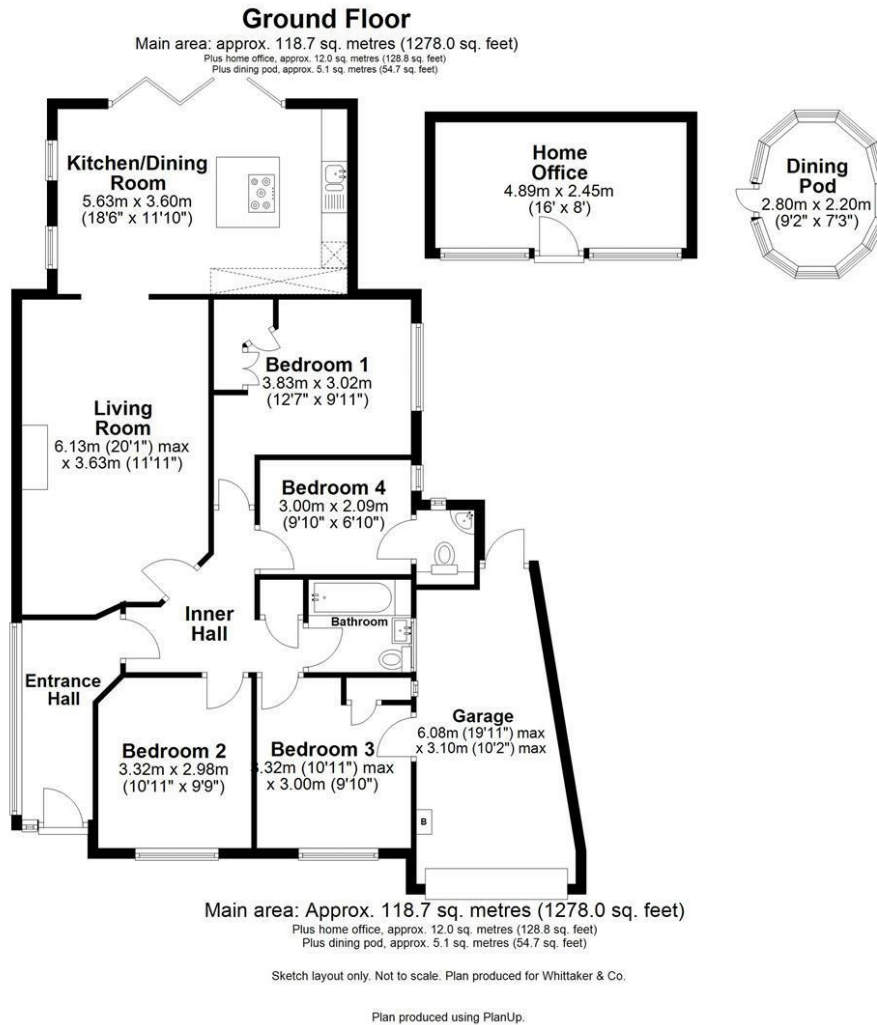
Integral Garage

19'11" (max) x 10'2" (max) (6.08 (max) x 3.10 (max))





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

