



Park Rise

Harpenden, AL5 3AL

A very well extended and renovated property by existing owner. This immaculate home offers excellent and versatile living space, with the Kitchen / Dining Room opening onto the 115 ft garden. Fantastic hot and cold Air Conditioned Home Office (with hard-wired internet connection) and heated 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 £960,000

Park Rise

Harpenden, AL5 3AL



- Good size family home
- Impressive open plan Kitchen / Dining Room
- Garage & off-street parking
- Circa 1,280 sq ft
- Flexible & versatile living space
- Hot and cold Air conditioned home office (hard-wired internet connection) & heated Dining Pod
- Close to excellent schools
- Planning permission to extend further
- Large rear garden 115 ft
- Walking distance to town centre and station

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

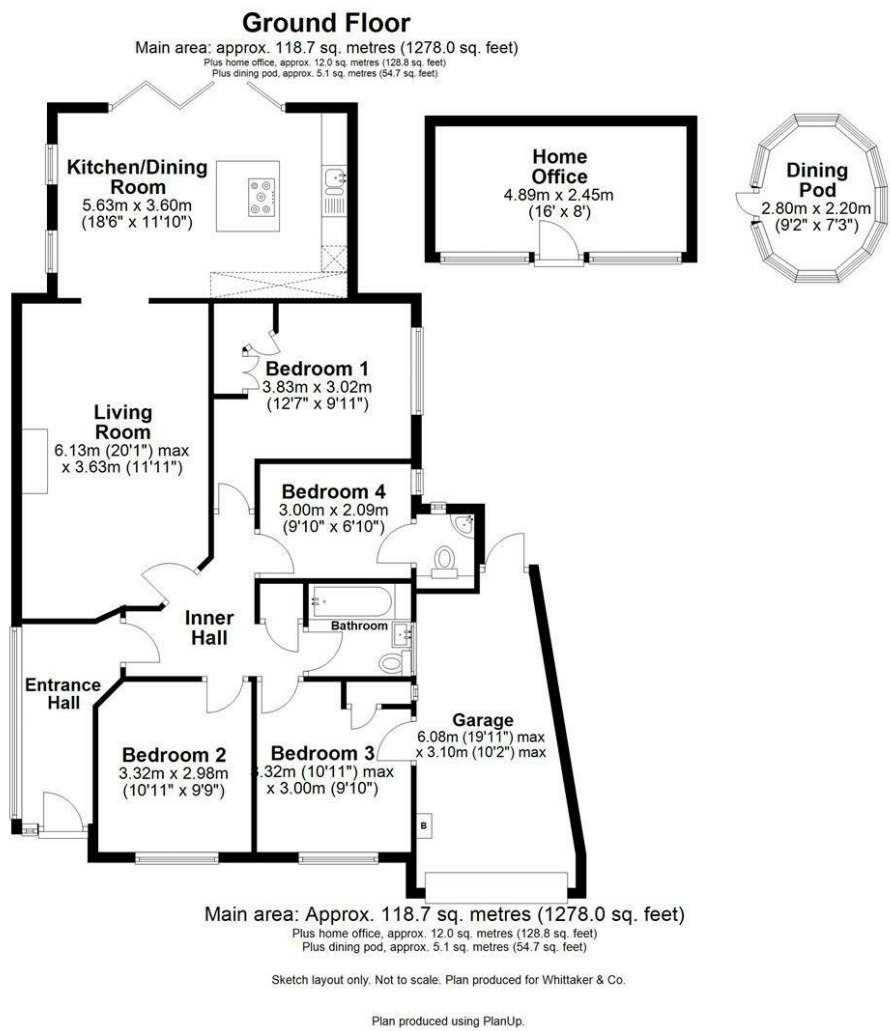
9'2" x 7'2" (2.80 x 2.20)

Integral Garage

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







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 firms employment has the authority to make or give any representation or warranty in respect of the property.

