



Park Hill

Harpenden, AL5 3AT

Beautiful period home with a double Reception Room, plus a Kitchen / Dining Room opening onto the 155ft garden, with the benefit of off-street parking. Within a short walk of the town centre and station, moments from the Nickey Line and well placed for excellent schooling.

Guide price £900,000

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- Beautifully presented throughout
- Arranged over three floors
- Close to the Nickey line
- 155ft rear garden
- Well placed for excellent schooling
- Cira 1,350 sq ft
- Off-street parking
- Short walk to town centre and station
- Council tax Band D

Entrance Hall

Family Room

11'3" x 9'6" (3.44 x 2.92)

Living Room

15'9" x 12'3" (4.82 x 3.75)

Kitchen/Dining Room

20'8" x 11'5" (6.3 x 3.48)

Bedroom One

12'3" x 10'11" (3.74 x 3.35)

En-suite Shower Room

Bedroom Two

12'0" x 11'5" (3.66 x 3.5)

Bedroom Three

11'6" x 9'6" (3.51 x 2.92)

Bedroom Four

9'7" x 7'9" (2.94 x 2.38)

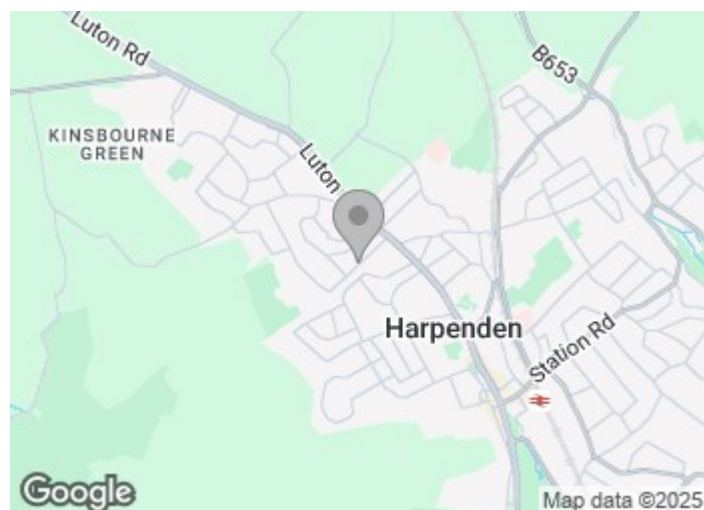
Family Bathroom

Garden Room

11'9" x 9'10", (3.60m x 3,)

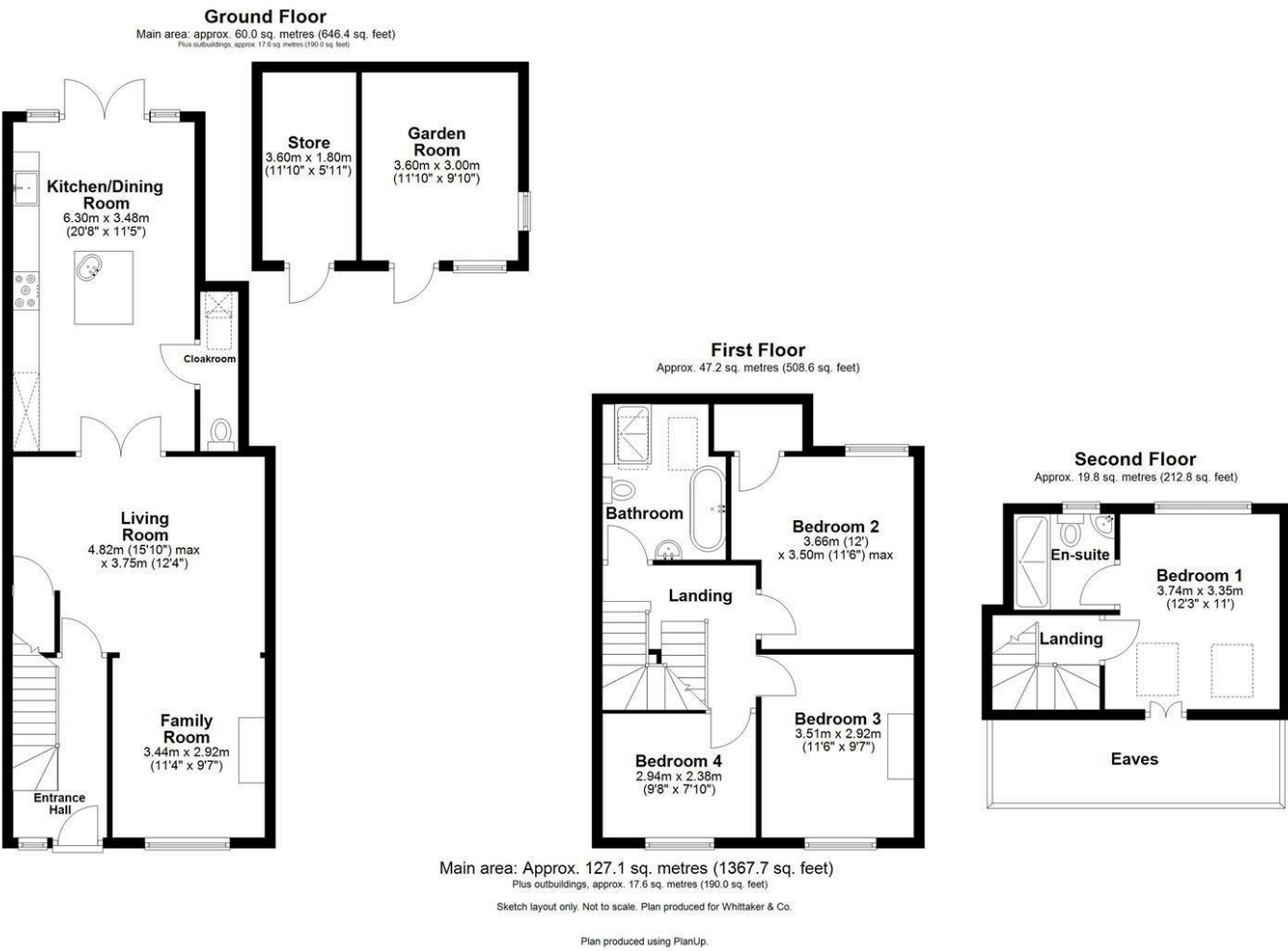
Store

11'9" x 5'10" (3.6m x 1.8m)





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

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|---|-------------------------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales | EU Directive 2002/91/EC | |