



## 84 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**

# 84 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

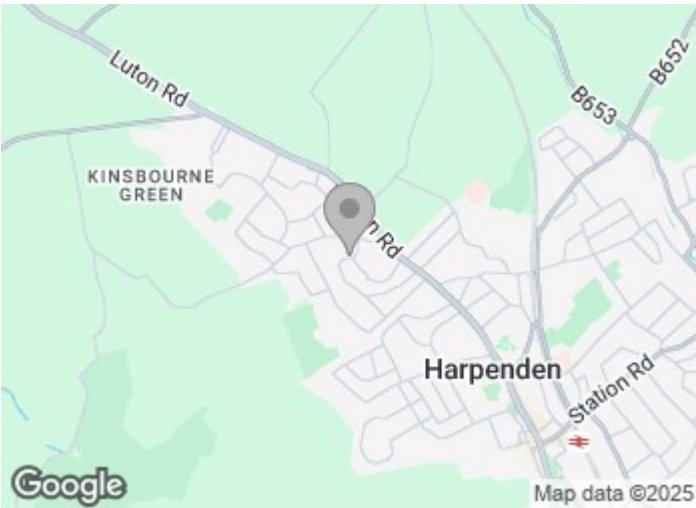
16'0" x 8'0" (4.89 x 2.45)

## Dining Pod

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

## Integral Garage

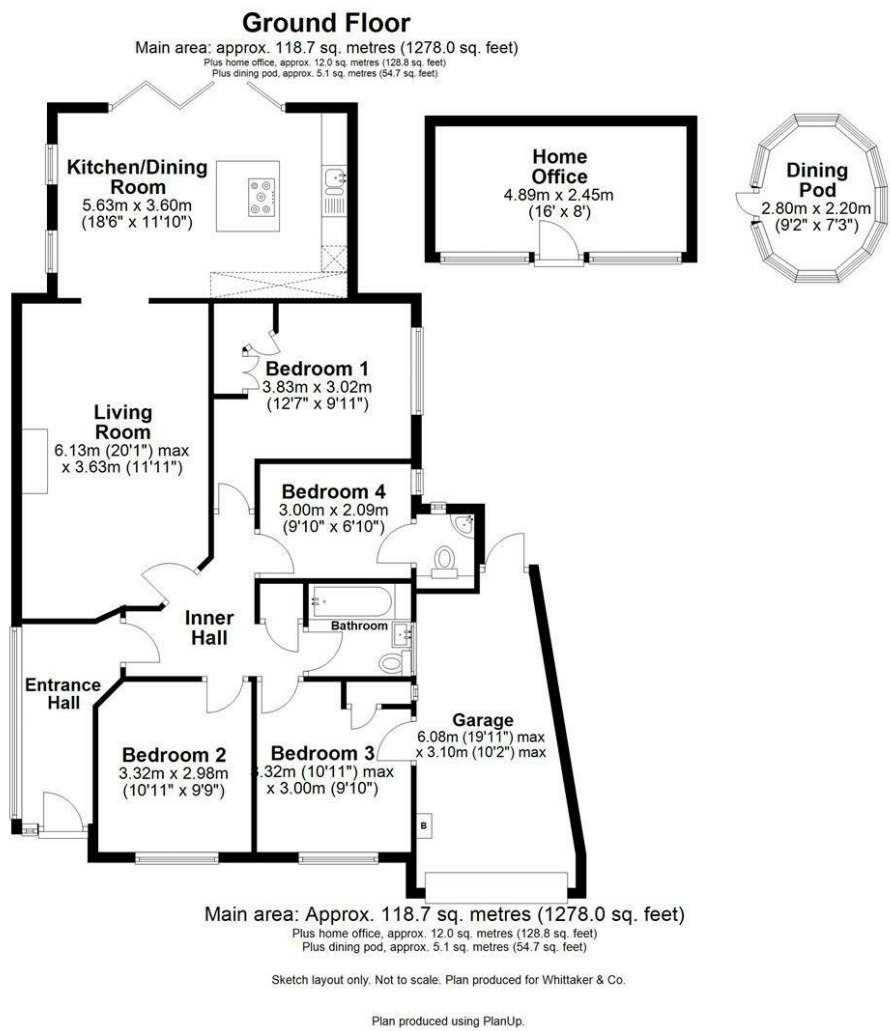
19'11" (max) x 10'2" (max) (6.08 (max) x 3.10 (max))



[Directions](#)







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