



5 Bedrooms



3 Bath/Shower Rooms



2 Reception Rooms



Garage



30ft



EPC Band B

Council Tax
Band: G £3,715.90
April 24/March 25
Local Authority
St Albans District Council

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Park Rise, Harpenden, AL5 3AL
Asking Price £1,395,000 Freehold

Park Rise, Harpenden

A magnificent five bedroom detached family home offered in super condition throughout and close to extremely popular schooling.

🏡 Accommodation over Three Floors

🏡 Principle Bedroom with Ensuite

🏡 Open Plan Kitchen Diner

🏡 0.9 Miles to Harpenden High Street

🏡 Close to Excellent Schooling

🏡 Three Bathrooms

🏡 Landscaped Gardens

Description

This magnificent detached family home is located within a very desired position close to Roundwood School, local shopping facilities and the ever popular Nicky Line.

Offered in super condition throughout, the bright, airy and spacious accommodation is arranged over three floors and comprises five generous bedrooms, the Principle boasting an en-suite shower room, two further bath/shower rooms, a large frontal aspect lounge and magnificent fully fitted kitchen/dining room which has full width bi-folding doors to the garden from the dining area.

Outside, the South/Westerly aspect gardens comprise a large paved patio area, ideal for entertaining with raised brick built flower and shrub borders and steps to the raised artificial lawn which, again, has brick built and ornamental safety glass borders.

At the front is off road parking for a number of vehicles and integral garage which has power and light.

Location

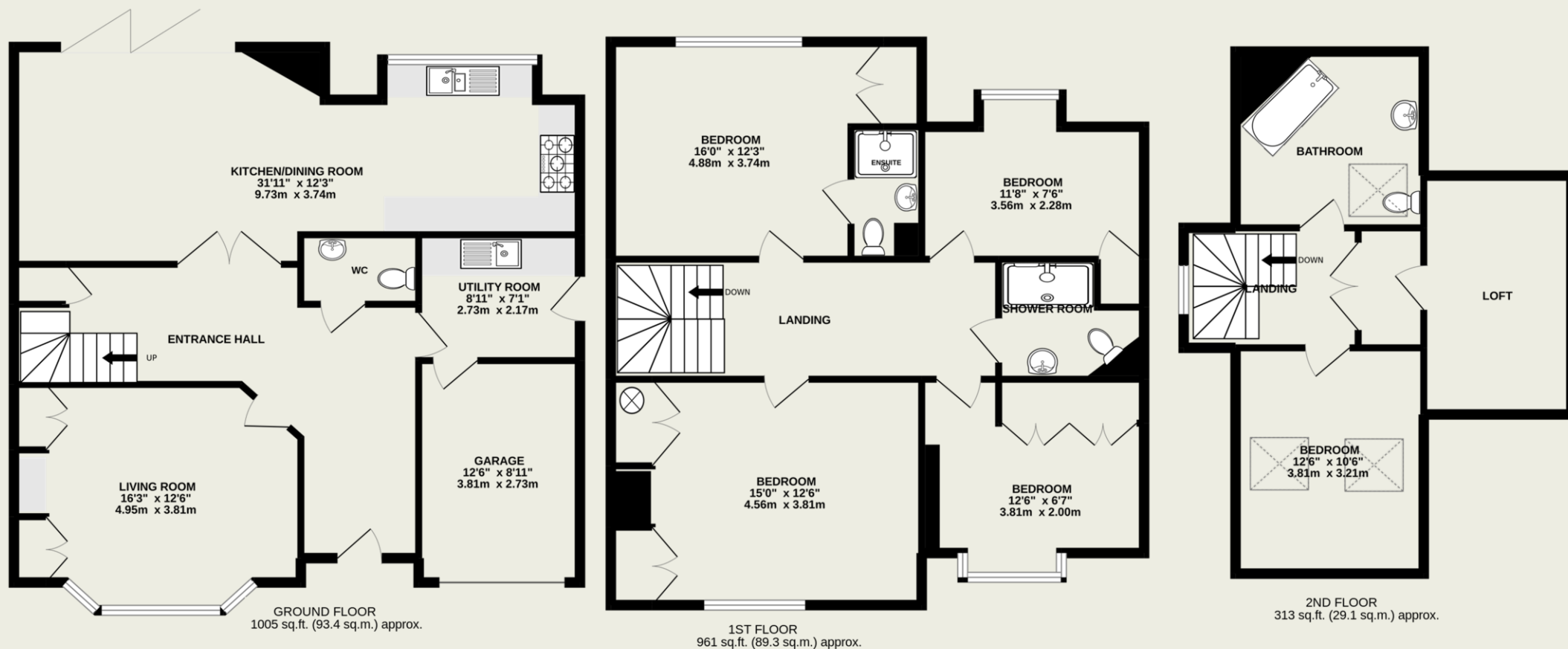
Park Rise is a wonderful location that presents a charming assortment of quality homes in a pleasant and mature setting. The established location provides a wonderful position for family life, the renowned Roundwood Park JMI and Secondary schools are literally minutes' away and the ambience of the countryside is easily accessible via the Nickey-Line nature walk. Harpenden's pleasant assortment of boutique shops, pubs and restaurants are approximately a mile away as is the mainline railway station which presents direct access to St Pancras International in under 30 minutes.





Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.



TOTAL FLOOR AREA : 2280 sq.ft. (211.8 sq.m.) approx.

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