



**BRADFORD  
& HOWLEY**  
HARPENDEN | MARSHALSWICK | ST ALBANS

Park Rise, Harpenden, AL5 3AP  
Guide Price £795,000



This wonderful property is perfectly liveable whilst giving a buyer an **EXCITING OPPORTUNITY TO RENOVATE** to their own tastes and style.

This well-proportioned three bedroom semi-detached home with parking, garage, and large garden is arranged over two floors.

The ground floor benefits from an elevation to create the perfect view over the garden, whilst to the front of the property, the large driveway leads you down to the garage.

Entering this home there is a handy porch area leading you through to an entrance hall, providing access into a sizable feature living room, with a large window to front and a feature fireplace.

Towards the back of the property, is the dining room with a feature corner fireplace and a good sized additional reception room.

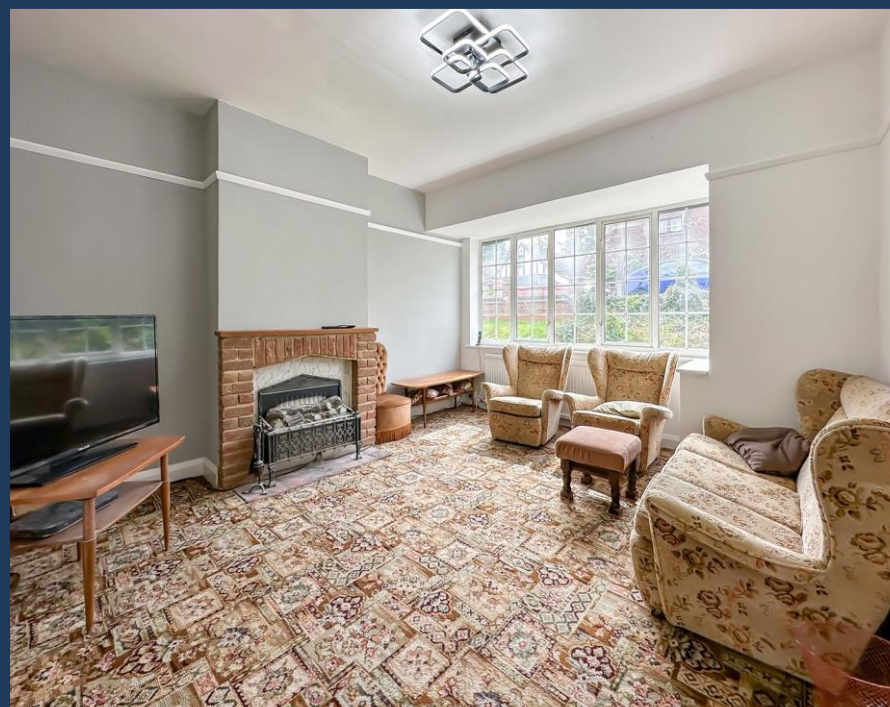
The kitchen has scope to extend to the side, subject to planning permission, to create a wonderful open plan kitchen/diner.

Furthermore, there is a conservatory overlooking the garden, a shower room and lastly, on the ground floor is a large double garage which could be converted to be incorporated into the internal space, subject to the relevant permissions.

Upstairs, there are three double bedrooms with the master bedroom enjoying an en-suite bathroom.

The garden to rear, which is mainly laid to lawn, enjoys a patio area with a mixture of mature shrubs and plants.

**Tenure: Freehold**  
**Council Tax Band: E**  
**EPC Rating: E**

















### Ground Floor

Approx. 88.0 sq. metres (947.6 sq. feet)



### First Floor

Approx. 49.9 sq. metres (537.2 sq. feet)



Total area: approx. 137.9 sq. metres (1484.9 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.  
Garage is included in the total floor area.  
Plan produced using PlanUp.

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