



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

Park Rise, Harpenden, AL5 3AL  
Asking Price £795,000



Situated in a highly sought-after residential location, this attractive three-bedroom detached bungalow is offered for sale with no upper chain and presents an excellent opportunity for buyers seeking a home with further scope to extend or enhance, subject to the usual planning consents.

The property is accessed via a welcoming entrance hall, which provides access to all rooms and creates a practical and well-balanced layout.

To the rear of the bungalow is a bright and spacious dual aspect living room, a real focal point of the home, featuring a charming log burner and doors that open directly onto the mature rear garden, allowing plenty of natural light and a seamless connection between indoor and outdoor living.

The kitchen is positioned to the front of the property and is fitted with a range of wall, base and drawer units. There is ample space for a breakfast table, making it an ideal area for informal dining, along with a door providing convenient side access.

The bungalow offers three well-proportioned bedrooms, all of which are generous in size. The principal bedroom benefits from fitted wardrobes, providing excellent storage, while the remaining bedrooms offer flexibility for use as guest rooms, a home office or hobby space. A shower room completes the internal accommodation.

Externally, the property enjoys a well-established rear garden, featuring a patio area ideal for outdoor dining and entertaining, leading onto a lawn bordered by mature shrubs and flowering plants, creating a private and peaceful setting.

To the front of the property, there is a driveway providing ample off-street parking, in addition to a long garage offering further parking or storage options.

Park Rise is a particularly desirable address within Harpenden, well known for its quiet residential setting while remaining conveniently close to the town's excellent amenities. Harpenden is renowned for its vibrant high street, offering a wide selection of independent boutiques, cafés, restaurants and everyday shops, as well as leisure facilities and green open spaces.

The town is especially popular with families due to its outstanding range of highly regarded schooling to include Roundwood Park Senior School and Woodend Infant and Juniors.

Excellent transport links further enhance its appeal, with Harpenden mainline station providing fast and frequent services into London St Pancras, making it ideal for commuters. Road connections via the M1, A1(M) and M25 are also easily accessible.

Combining a desirable location, flexible accommodation and the opportunity to add value, this bungalow represents a rare chance to secure a home in one of Hertfordshire's most sought-after towns.

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

















## Ground Floor

Approx. 87.3 sq. metres (940.0 sq. feet)



Total area: approx. 87.3 sq. metres (940.0 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.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans, and measurements, these are not guaranteed, and they do not form part of any contract or tenancy. We have not tested any of the services, equipment, or fittings. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase or tenancy and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase or tenancy. You may download, store, and use the material for your personal use. You may not republish the material in any format without the consent of Bradford & Howley.

Looking to Sell or Let  
your current home?



Scan me to request your FREE  
Instant Online Valuation!

**Fresh**  
FINANCIAL



Sign up for FREE mortgage monitoring today,  
giving you peace of mind you are on the right  
deal, every month.

We will compare your mortgage against  
thousands of deals and send you a monthly  
report.

Please note that mortgage monitoring does not  
constitute mortgage advice.

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

**f** @bradfordandhowley  
**@** @bradfordandhowley  
**in** @bradford-howley  
**@** @bradfordhowley4660

**01582 769966**  
**harpenden@bradfordandhowley.com**  
**42 High Street, Harpenden, Herts, AL5 2SX**

bradfordandhowley.com