



**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.

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