

-  4 Bedrooms
-  2 Bathrooms
-  3 Receptions
-  Private Garden
-  Driveway
-  EPC Band D

Freehold

Council Tax Band:
E £3,004.44 (2026/2027)

Local Authority:
St Albans District Council



Refurbished and extended 4-bed home, 1,612 sq. ft. over 3 floors, with new kitchen, bathrooms, and private garden.

Description

This impressive family home has been enhanced and refurbished, offering about 1,612 sq. ft. of accommodation over three floors. The house combines generous living space with a practical layout, ideal for contemporary family life. The ground floor has an entrance hall leading to a spacious living room and a separate study. The superb open-plan kitchen/breakfast room is the heart of the home, refitted for a modern, sociable space. A utility room adds practicality, while a garden room offers flexibility as a gym or home office. The first floor features three well-proportioned bedrooms and a newly refurbished shower room. The second floor is dedicated to an impressive principal bedroom with an en-suite bathroom and eaves storage, offering a private retreat. Externally, the property offers ample off-road parking and a rear garden with a large paved terrace and expansive lawn, providing privacy and views across the surrounding rooftops towards the countryside.

Location

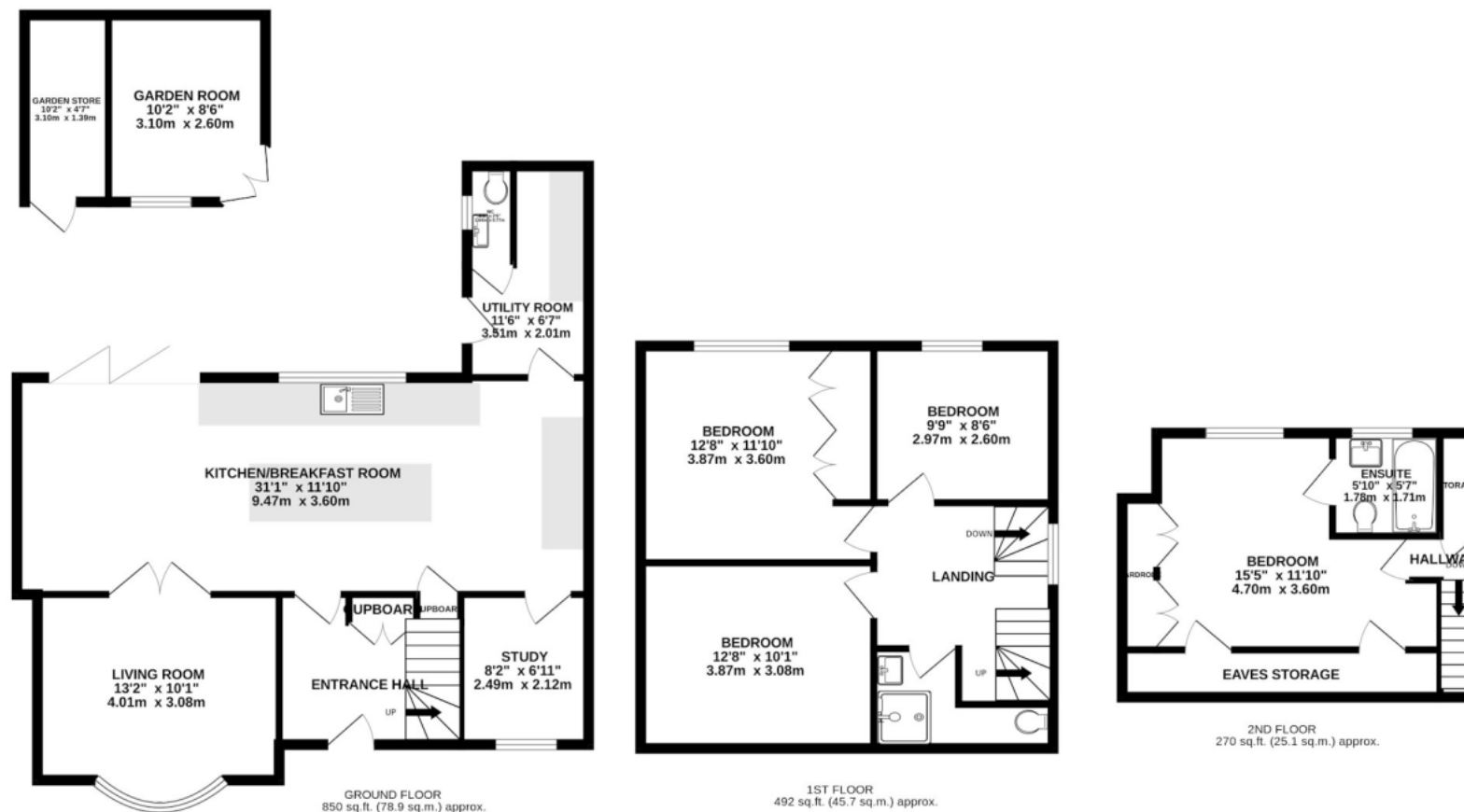
Park Rise is a charming setting just under a mile from Harpenden's tree-lined centre with its pleasant assortment of shops, pubs and restaurants. The house is also serviced by a fine assortment of local shops just at the bottom of Park Mount.



In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.







TOTAL FLOOR AREA : 1612 sq.ft. (149.7 sq.m.) approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

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 2024 equated to £29.76 per referral.