



96 Park Rise  
Harpenden, Hertfordshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## A beautifully presented four-bedroomed, semi-detached home with off-street parking in a sought-after Harpenden location

A light-filled home, perfect for family life, combining spacious living and contemporary décor in a desirable residential setting close to schools and amenities.



**2 RECEPTION ROOMS**



**4 BEDROOMS**



**2 BATHROOMS**



**PARKING**



**GARDEN**



**FREEHOLD**



**TOWN**



**1,507 SQ FT**



**GUIDE PRICE  
£1,050,000**



### The property

The property is entered via a welcoming entrance hall with stairs rising to the first floor. The décor throughout is beautifully presented, creating a light and modern feel. At the front of the house, the dual-aspect sitting room enjoys views over the garden, with bi-fold doors opening onto a deck. This bright and airy space also features built in cabinetry for useful storage and an open fireplace offering a cosy focal point during the cooler months.

To the rear, the open-plan kitchen and dining area forms the heart of the home – a stylish and versatile space ideal for family life and entertaining. Roof lights bathe the interior in natural light. There is ample storage within white-painted Shaker-style cabinetry, complemented by dark quartz worktops. Further bi-fold doors open onto the paved terrace and barbecue area. A useful side door provides an additional entrance from the garden and access to the al fresco dining space, seamlessly blending indoor and outdoor living.

There is a study to the front of the house with lots of storage and a cloakroom adding great functionality to this thoughtfully designed home.

On the first floor is the principal bedroom with a modern en suite shower room. There are three further well-proportioned bedrooms served by a family bathroom, finished with a contemporary white suite and classic metro tiles.



## Outside

Set on a sought-after residential road, the property benefits from a paved driveway for parking and a side access gate to the rear garden. Fully enclosed with wooden panel fencing, the garden combines practicality and charm. Paving borders the rear of the house, and a pergola-covered deck and paved dining area adjoin both the kitchen and sitting room. Steps rise to a well-kept lawn bordered by mature planting, while at the rear of the garden an additional deck area creates a further inviting space for relaxation and entertaining. There is also a garden shed for storage.

## Location

This home is situated in north Harpenden. Harpenden itself has a thriving High Street and comprehensive range of shopping facilities, including Sainsbury's, Waitrose and Marks & Spencer. It boasts an excellent selection of restaurants, coffee shops and numerous independent shops. The town is home to several outstanding state schools as well as independent schools, with further options accessible in nearby St Albans or Hemel Hempstead.

Good sporting and leisure facilities include a sports centre with indoor swimming pool, rugby, tennis, bowling and cricket clubs, together with three golf courses. Cycling, riding and walking can be enjoyed in the Woodland Trust's Heartwood Forest and Rothamsted Estate.



## Distances

- Harpenden town centre 0.9 miles
- Redbourn 4.8 miles
- Wheathampstead 4.5 miles
- St Albans 5.8 miles
- Welwyn Garden City 9.3 miles

## Nearby Stations

- Harpenden Station
- Luton Parkway Station
- St Albans City Station
- St Albans Abbey Station

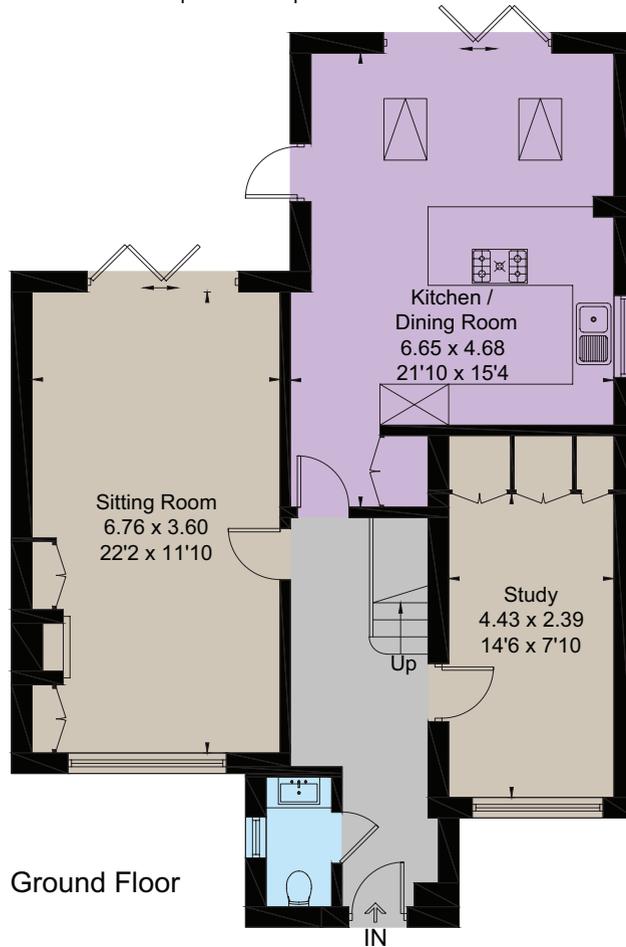
## Key Locations

- Rothamsted Park
- Rothamsted Manor
- Harpenden Common
- The Eric Morecambe Centre
- Heartwood Forest
- The Nickey Line

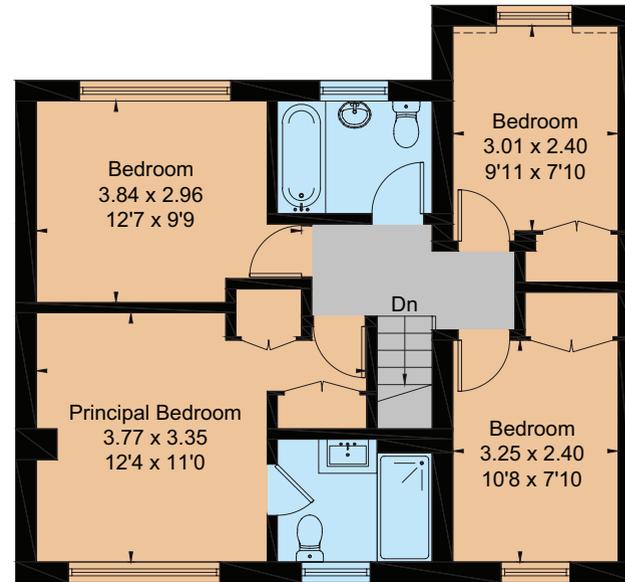
## Nearby Schools

- Crabtree Infants' and Junior School
- High Beeches Primary School
- Wood End School
- Roundwood Primary School
- Roundwood Park School
- Manland Primary School
- St. George's School
- Sir John Lawes School
- Aldwickbury School
- St. Hilda's School
- The King's School
- St. Albans High School for Girls
- St. Albans Boys School
- Beechwood Park School

Approximate Floor Area = 140.0 sq m / 1507 sq ft



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #99896

## Floorplans

Main House internal area 1,507 sq ft (140 sq m)  
For identification purposes only.

## Directions

AL5 3AN

what3words: ///liability.desire.good

## General

Local Authority: St Albans City & District Council

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Services: Mains electricity, drainage and water.  
Gas-fired central heating.

Council Tax: Band F

EPC Rating: D

## Harpenden

49 High Street, Harpenden, AL5 2SJ

01582 764343

harpenden@struttandparker.com  
struttandparker.com



@struttandparker

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