



## 7 Roehampton Drive

, Liverpool, L23 7XD

**£825,000**

Welcome to 7 Roehampton Drive – a truly exceptional detached family home in the highly sought-after Blundellsands area.

This beautifully presented property offers spacious and versatile accommodation throughout, ideal for modern family living. Set on a generous plot with a west-facing rear garden, the home combines classic charm with practical contemporary enhancements and plenty of natural light.

Upon entering, you're greeted by a welcoming hallway leading to a large living room with feature bay window, perfect for everyday living. A superb open plan family dining kitchen sits at the heart of the home, fitted with a range of integrated appliances, stylish units and an adjoining utility room — ideal for busy family life. There is also a separate formal dining room / snug and a useful ground-floor WC.

To the first floor are four well-proportioned bedrooms, three of which benefit from built-in wardrobes. Beautifully appointed family bathroom. There is also excellent loft storage space.

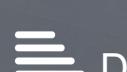
Externally, the property is approached via a private driveway providing off-road parking for several vehicles, leading to an integral garage. The west-facing rear garden offers a superb outdoor space, predominantly laid to lawn with patio seating — perfect for al-fresco dining and children at play.

The location is ideal for families, close to excellent schools, local shops, transport links and the coastal promenade.

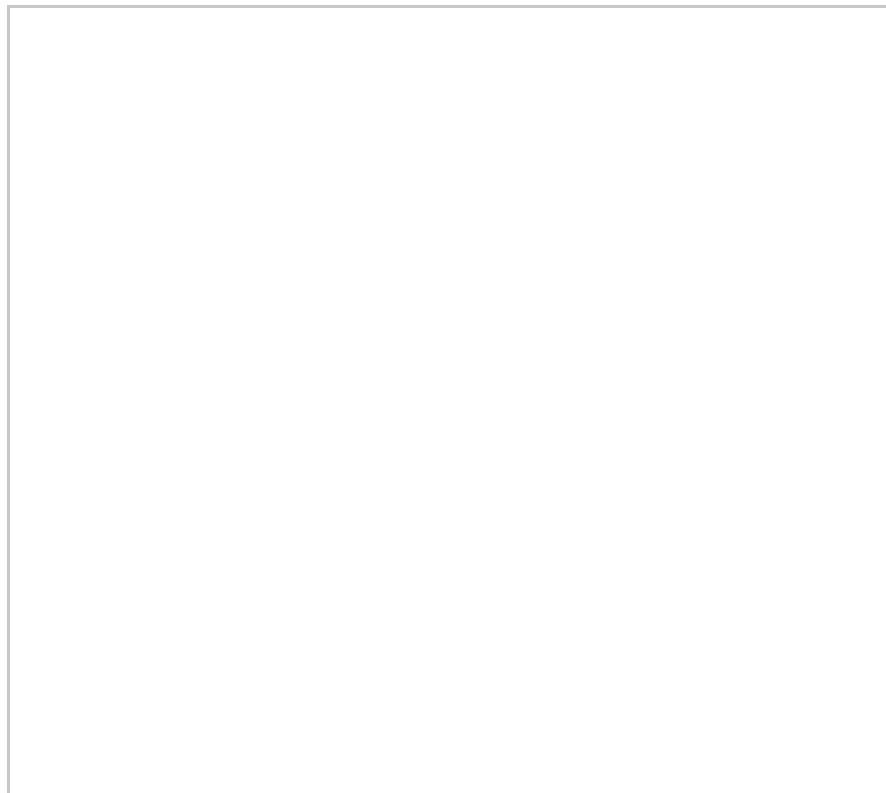
- **Substantial four bedroom detached residence set on a generous plot**
- **High specification open-plan kitchen, dining and family space with conservatory beyond**
- **Landscaped rear garden with extensive lawn, patio seating and summer house**
- **Modern Open Plan Kitchen With Spacious Island**
- **Ample off-road parking with garage and well-maintained frontage**

### Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.



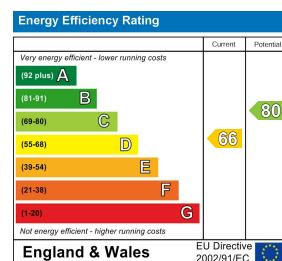
## Floor Plan



## Area Map



## Energy Efficiency Graph



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