



## Roundwood Park Harpden, AL5 3AB

Completely refurbished by our clients to a high specification, this handsome four bedroom home offers generous living space and a westerly facing garden of over 75ft. Roundwood Park is a lovely, tree lined road, ideally placed for excellent schooling. Close to the popular Nickey Line and within walking distance of the town centre and station. **\*CHAIN FREE\***

**Guide price £1,395,000**

# Roundwood Park

Harpden, AL5 3AB



- Refurbished by our clients to a high specification
- Ample parking
- Within walking distance of the town centre and station
- Generous living space circa 1850 sq ft
- Ideally placed for excellent schooling
- CHAIN FREE
- Westerly facing garden of over 75ft
- Close to the popular Nickey Line
- Council Tax Band G

## Entrance Hall

## Living Room

17'10" x 11'0" (5.45m x 3.37m)

## Conservatory

10'11" x 8'10" (3.35m x 2.70m)

## Family Room

24'0" x 11'5" (7.33m x 3.48m)

## Kitchen

16'3" x 9'10" (4.96m x 3.01m)

## Utility Room

13'10" x 5'7" (4.22m x 1.72m)

## Snug

10'3" x 9'6" (3.14m x 2.91m)

## Cloakroom

## Bedroom One

17'10" x 9'4" (5.45m x 2.87m)

## Shower Room

## Bedroom Two

14'0" x 9'11" (4.29m x 3.03m)

## Bedroom Three

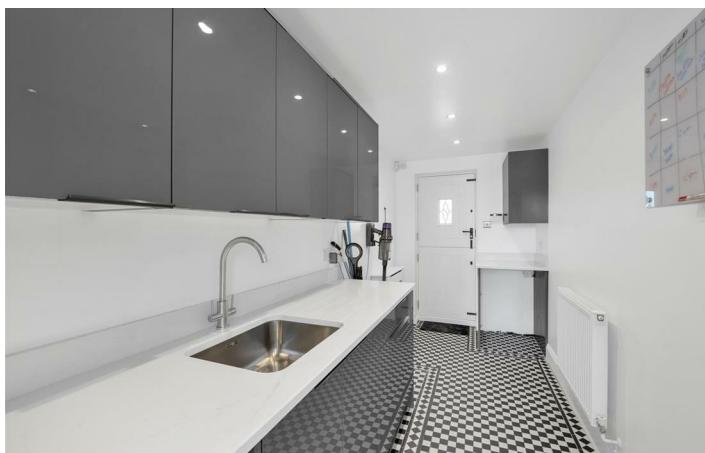
12'0" x 10'10" (3.66m x 3.31m)

## Bedroom Four

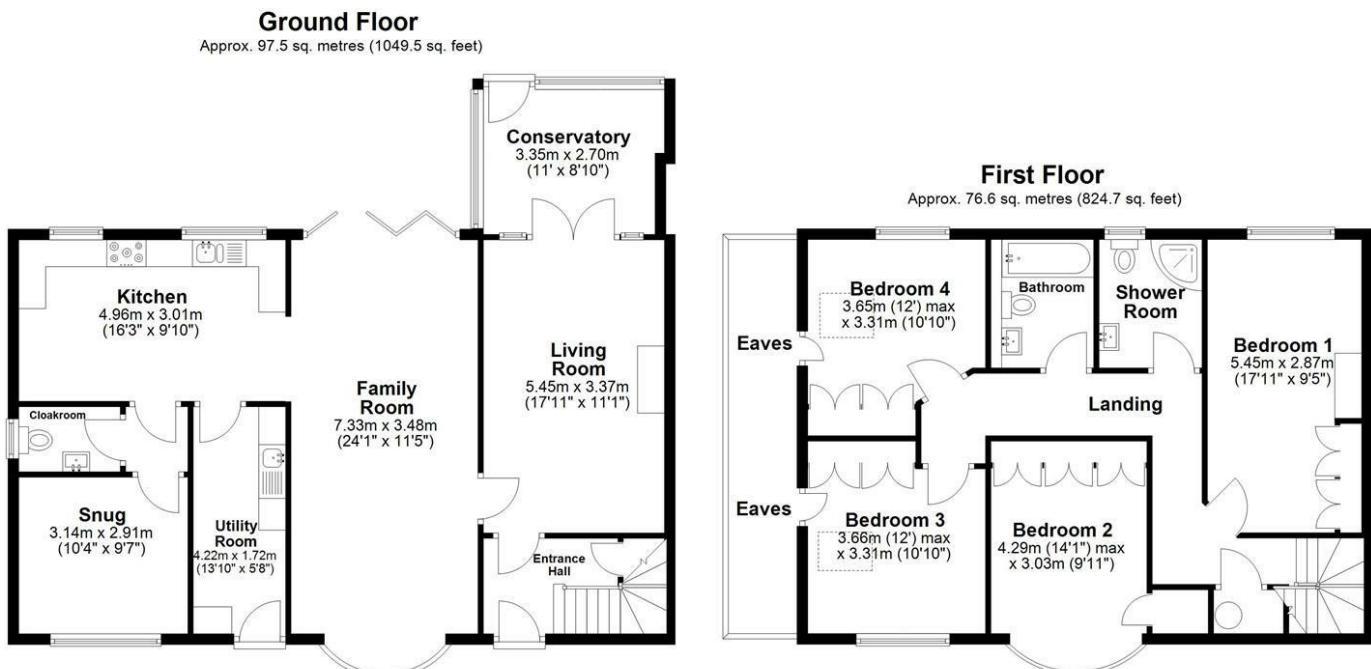
11'11" x 10'10" (3.65m x 3.31m)

## Bathroom





# Floor Plan



Total area: approx. 174.1 sq. metres (1874.1 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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