



Roundwood Park Harpden, AL5 3AB

Super four bedroom family home with huge potential for improvement and extension (STPP), and / or redevelopment to the rear (STPP). The house sits on a plot of circa 0.2 acre and is ideally located for schooling. ***CHAIN FREE***.

Guide price £1,575,000

Roundwood Park

Harpden, AL5 3AB



- Circa 1,900 sq ft
- Three Bathrooms
- Plot of circa 0.2 acre
- Plenty of living & entertaining space
- Potential to extend (STPP)
- Ideally located for schooling
- Four Bedrooms
- Potential to redevelop to rear (STPP)
- Chain Free

Entrance Hall

Living Room

25'4" x 12'11" (max) (7.74 x 3.94 (max))

Dining Room

12'11" x 9'9" (3.94 x 2.98)

Kitchen / Breakfast Room

20'2" x 8'9" (6.15 x 2.68)

Play Room

12'5" x 12'0" (3.81 x 3.67)

Study

9'2" x 9'2" (2.80 x 2.80)

Utility Room

12'11" x 5'8" (3.95 x 1.75)

Shower Room

Boiler Room

Bedroom One

16'4" x 13'0" (5.00 x 3.97)

En-suite Shower Room

Bedroom Two

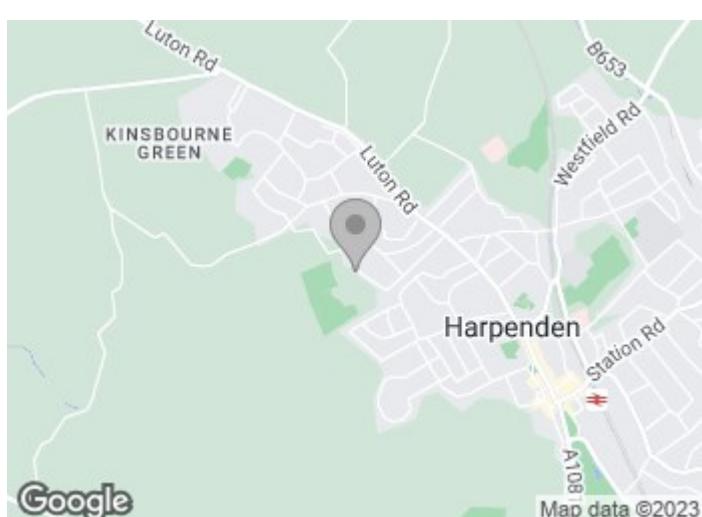
14'7" x 12'0" (4.45 x 3.67)

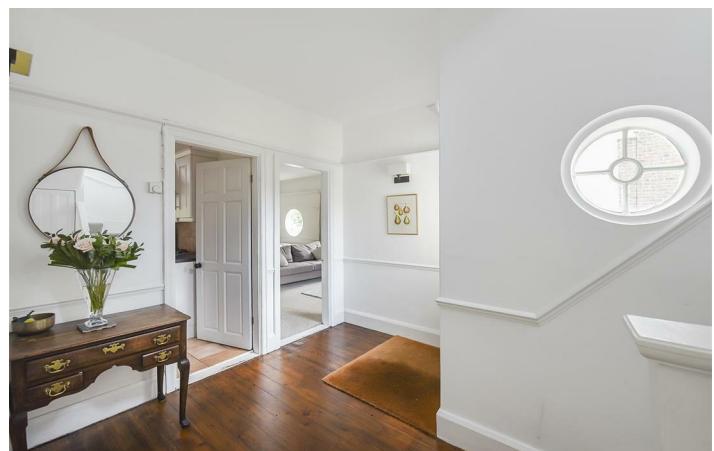
Bedroom Three

12'2" x 10'3" (3.72 x 3.14)

Bedroom Four

16'1" x 8'1" (4.91 x 2.48)

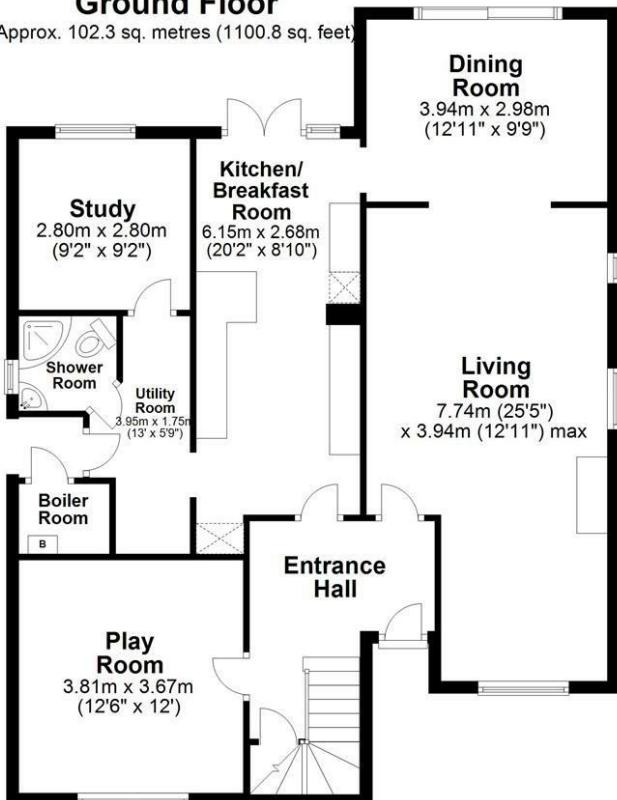




Floor Plan

Ground Floor

Approx. 102.3 sq. metres (1100.8 sq. feet)



First Floor

Approx. 73.5 sq. metres (791.6 sq. feet)



Total area: approx. 175.8 sq. metres (1892.4 sq. feet)

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

Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-80)	B		
(69-68)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-80)	B		
(69-68)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			