



Roundwood Park

Harpenden, AL5 3AQ

A spacious and beautifully presented family home located in the heart of the sought after area of Roundwood, within catchment of excellent schools. This fine home boasts generous room proportions over three floors with high quality interior specification throughout. Including the garden studio and garage the property exceeds 4700 sq.feet of accommodation. The house also enjoys a fabulous principal bedroom with dressing room and en-suite. The house occupies a mature plot with private front garden with detached garage and delightful rear garden with garden studio

Guide price £2,850,000

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- Superb & spacious family home over 3 floors
- Impressive and fully bespoke fitted kitchen/dining/family room
- Generous room proportions throughout
- Luxury bathrooms and ensuites on all floors
- Beautifully appointed with high quality interior fittings
- Located in the heart of Roundwood and catchment for excellent schools
- Mature and private landscaped rear garden with out door kitchen
- Garden Studio/Home office to rear
- Detached garage & ample off street parking
- Air conditioning to Bed1, 6 & 7 along with Kitchen/dining/Family room

Entrance Hall

Cloakroom

Sitting Room

26'0" x 11'9" (7.95m x 3.60m)

Play Room

15'5" x 11'1" (4.71m x 3.38m)

Kitchen/Dining/Family Room

29'5" x 25'2" (8.98m x 7.68m)

Utility Room

16'7" x 9'7" (5.07m x 2.93m)

Study

15'10" x 15'1" (4.85m x 4.60m)

Bedroom One

19'10" x 19'0" (6.06m x 5.80m)

En-suite Shower Room

Bedroom Two

15'1" x 12'5" (4.62m x 3.81m)

Bedroom Three

12'5" x 11'5" (3.81m x 3.50m)

En-suite Shower

Bedroom Four

12'6" x 9'9" (3.83m x 2.98m)

Bedroom Five

11'8" x 9'6" (3.56m x 2.91m)

Family Bathroom

Bedroom Six

20'1" x 13'3" (6.14 x 4.06)

Bedroom Seven/ Reception

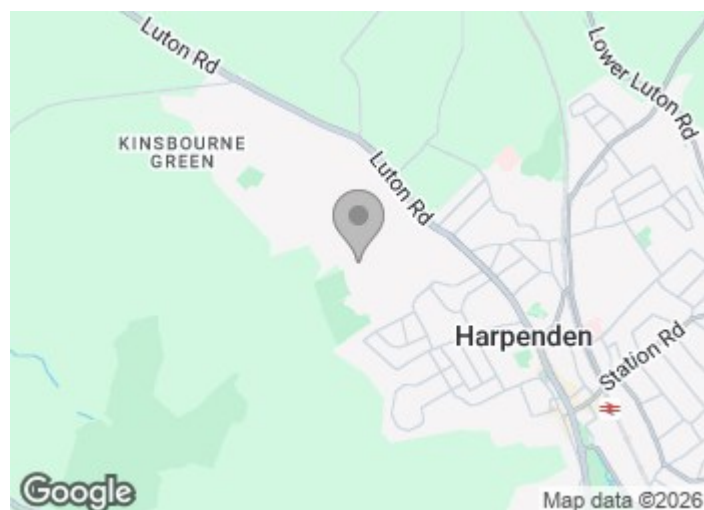
20'1" x 16'10" (6.14 x 5.15)

Garden Studio / Home Office

21'4" x 12'2" (6.51 x 3.72)

Garage

17'6" x 17'6" (5.34 x 5.34)





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Approximate Gross Internal Area = 374.9 sq m / 4035 sq ft
Garden Studio / Garage = 57.3 sq m / 617 sq ft
Reduced Headroom = 4.9 sq m / 53 sq ft
Total = 437.1 sq m / 4705 sq ft
(Excluding Void)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1203332)

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