



Roundwood Park Harpden, AL5 3AF

Extremely well presented five bedroom family home of circa 3,500 sq ft with a fantastic open plan Kitchen / Dining / Family Room. There is also the unexpected benefit of a Wine Cellar. Set on a plot of 0.25 acre with a 90ft private garden. Well placed for schooling.

Guide price £2,300,000

Roundwood Park

Harpden, AL5 3AF



- Circa 3,500 sq ft
- Five Bedrooms
- Wine Cellar
- Immaculately presented
- Three Bathrooms
- Garage & ample parking
- Plenty of living & entertaining space
- Private 90ft Garden
- Well placed for schooling

Entrance Hall

Kitchen / Dining / Family Room

14'4" x 37'9" (max) (4.38 x 11.53 (max))

Media Room

12'6" x 13'10" (3.82 x 4.24)

Utility Room

5'8" x 13'10" (1.75 x 4.24)

Cloakroom

Living Room

12'7" x 22'5" (3.84 x 6.84)

Study

9'2" x 6'2" (2.80 x 1.89)

Principal Bedroom

14'0" x 14'2" (4.28 x 4.33)

Dressing Room

En-suite Bathroom

Bedroom Two

12'6" x 13'10" (3.82 x 4.24)

En-suite Shower Room

Bedroom Three

12'6" x 14'2" (3.83 x 4.34)

Bedroom Four

12'7" x 13'10" (3.86 x 4.24)

Bedroom Five

12'6" x 13'11" (3.83 x 4.25)

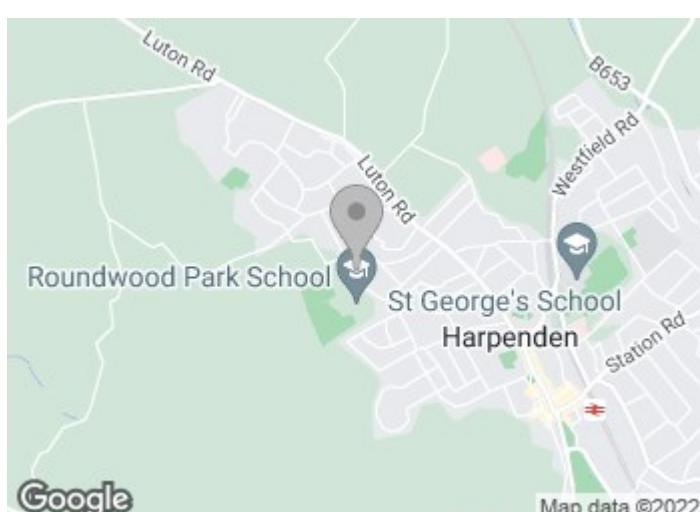
Family Bathroom

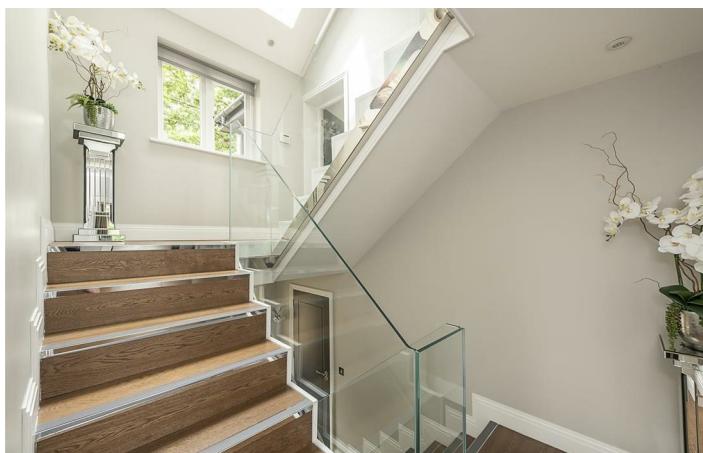
Wine Cellar

18'7" x 14'6" (5.68 x 4.43)

Integral Garage

18'2" x 14'3" (5.55 x 4.35)





Floor Plan



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	83	83
(81-80)	B		
(69-68)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC