



Roundwood Park

Harpenden, 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

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- 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)

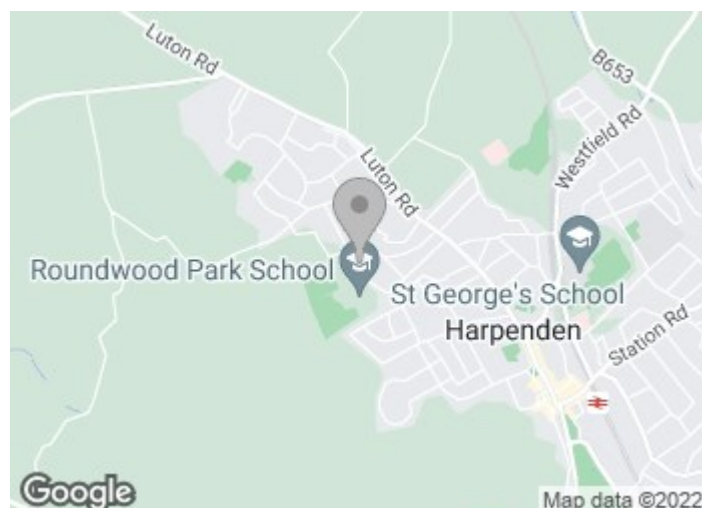
Family Bathroom

Wine Cellar

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

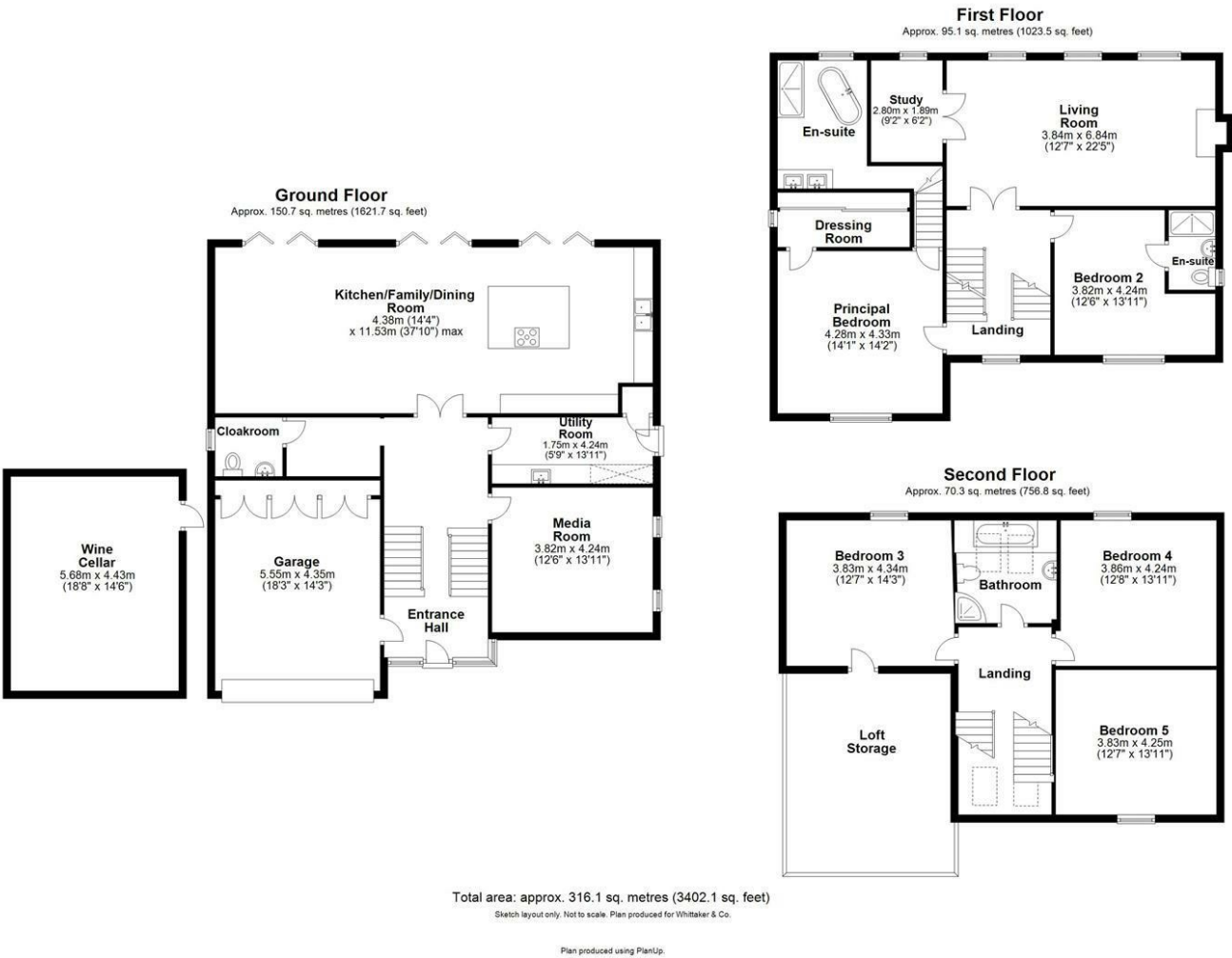
Integral Garage

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





Floor Plan



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