



Tuffnells Way

Harpenden, AL5 3HJ

Well presented, good sized detached family home, circa 2,220 sq ft with a westerly facing garden of over 50 ft. Located in the heart of Roundwood close to open countryside, ideally located for excellent junior and secondary schools.

Guide price £1,550,000

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- Super family home over 2220 sq ft
- Principal bedroom with dressing room
- Just north of the town centre
- Well balanced accommodation
- Westerly facing garden over 50ft
- Walking distance to open fields
- Excellent fully fitted kitchen
- Close to excellent schools
- Council Tax Band G

Entrance Hall

Shower room

Kitchen/Breakfast Room

16'6" x 14'0" max (5.04m x 4.28m max)

Utility Room

9'11" x 7'8" (3.04m x 2.36m)

Living Room

27'9" x 13'0" max (8.48m x 3.97m max)

Music Room

13'6" x 7'1" (4.12m x 2.16m)

Dining Room

16'6" x 7'5" (5.05m x 2.27m)

Gym

13'4" x 9'4" (4.07m x 2.86m)

Bedroom One

12'8" x 10'9" (3.87m x 3.29m)

Dressing Room

10'5" x 9'6" x 7'5" (3.209m x 2.27m)

En-suite Shower

Bedroom Two

13'6" x 9'4" (4.12m x 2.86m)

En-suite Shower

Bedroom Three

12'7" x 10'11" (3.85m x 3.35m)

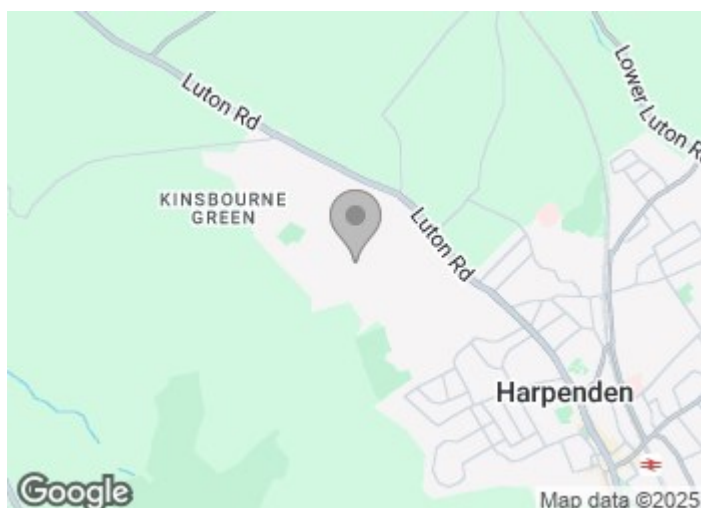
Bedroom Four

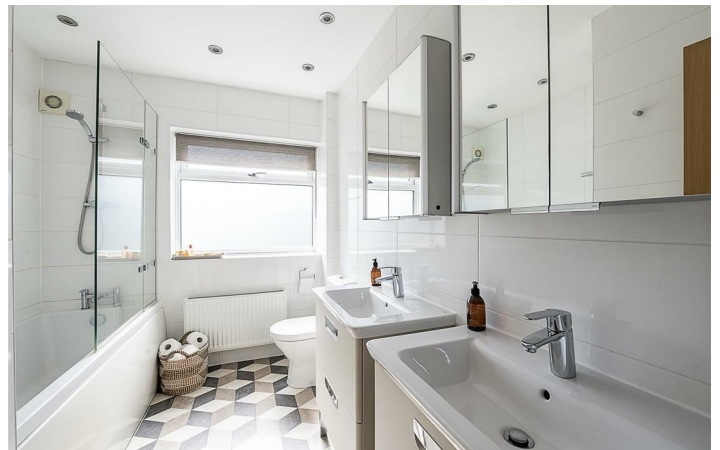
9'5" x 7'9" (2.88m x 2.38m)

Bathroom

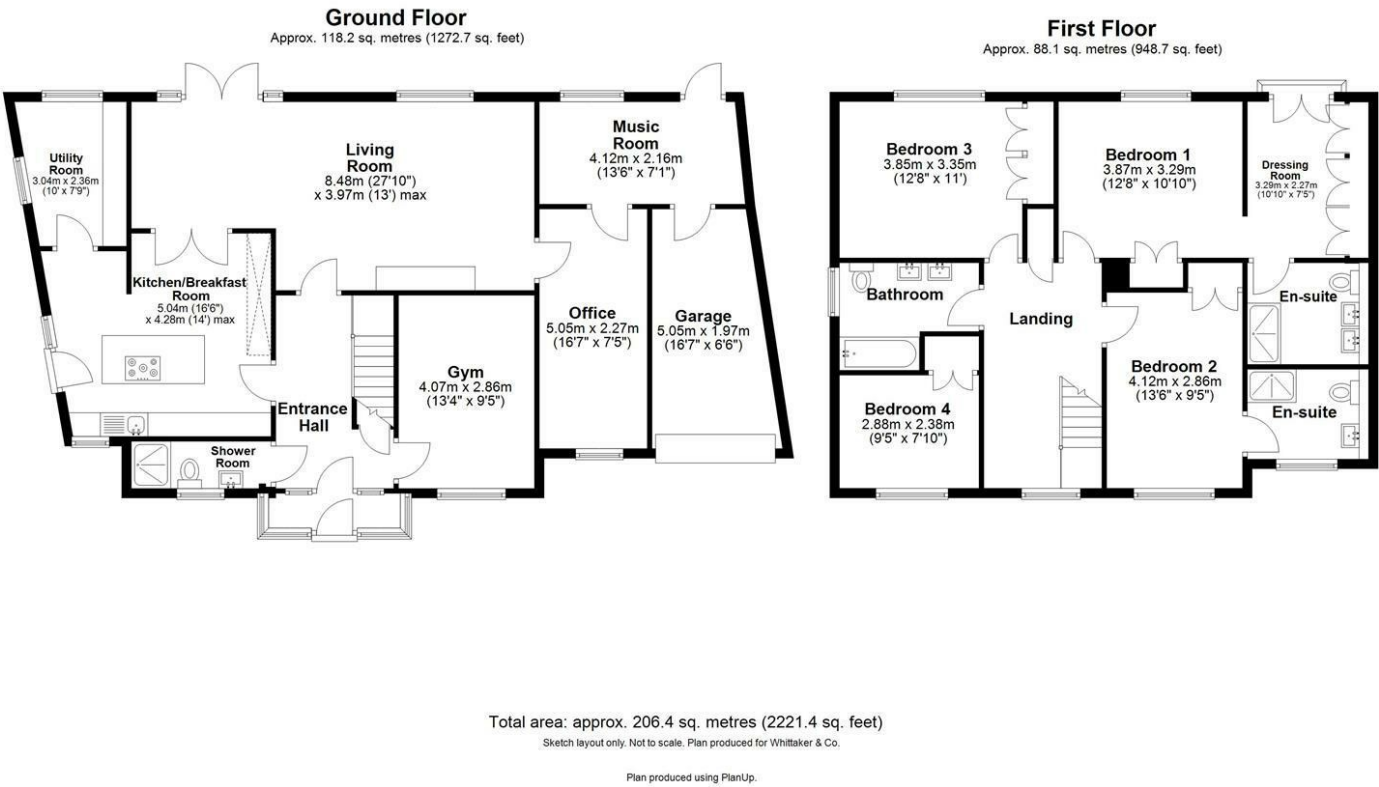
Integral Garage

16'6" x 6'5" (5.05m x 1.97m)





Floor Plan



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