

 4 Bedrooms

 2 Bath/Shower Rooms

 3 Reception Rooms

 Off Street Parking

 125ft

 EPC Band D

Council Tax
Band: G £3,715.90
April 24/March 25
Local Authority
St Albans District Council

 **ashtons**
for life's great moves



Roundwood Park, Harpenden, AL5 3AB
Guide Price £1,500,000 Freehold

Roundwood Park, Harpenden

This charming 1930's four-bedroom home offers an immaculate finish throughout and provides a well-balanced family home all set in a superb location just moments from Roundwood School.

Description

Downstairs the entrance hallway opens into the first of two large reception rooms. Currently used as a sitting room, the space is of generous proportions and provides access onto a sunny conservatory that looks out onto the garden. At the heart of most homes is the kitchen and the spectacular open-plan 'L shaped' kitchen/dining room at this property is no different. With high quality integrated appliances, both ample worktop and cupboard space and bi-fold doors opening out onto the south-westerly garden. In addition, there is also a separate family room, large utility room and cloakroom completing the downstairs accommodation.

Up on the first floor, the four double bedrooms, all accessed off the large landing area, are served by both the principal family bathroom and a generous separate shower room, both beautifully presented. Prospective buyers may be interested to know that there is scope to convert the loft, subject to obtaining the necessary planning consents, if a fifth bedroom is required.

To the front of the house, there is a garden area providing an attractive outlook and setting the property well back from the road, as well as a private driveway which provides ample parking for multiple vehicles. To the rear, there is a large, private, south-westerly garden. Mainly laid to lawn, with a large patio which is the perfect spot for relaxing or entertaining family and friends on a summers day.

Location

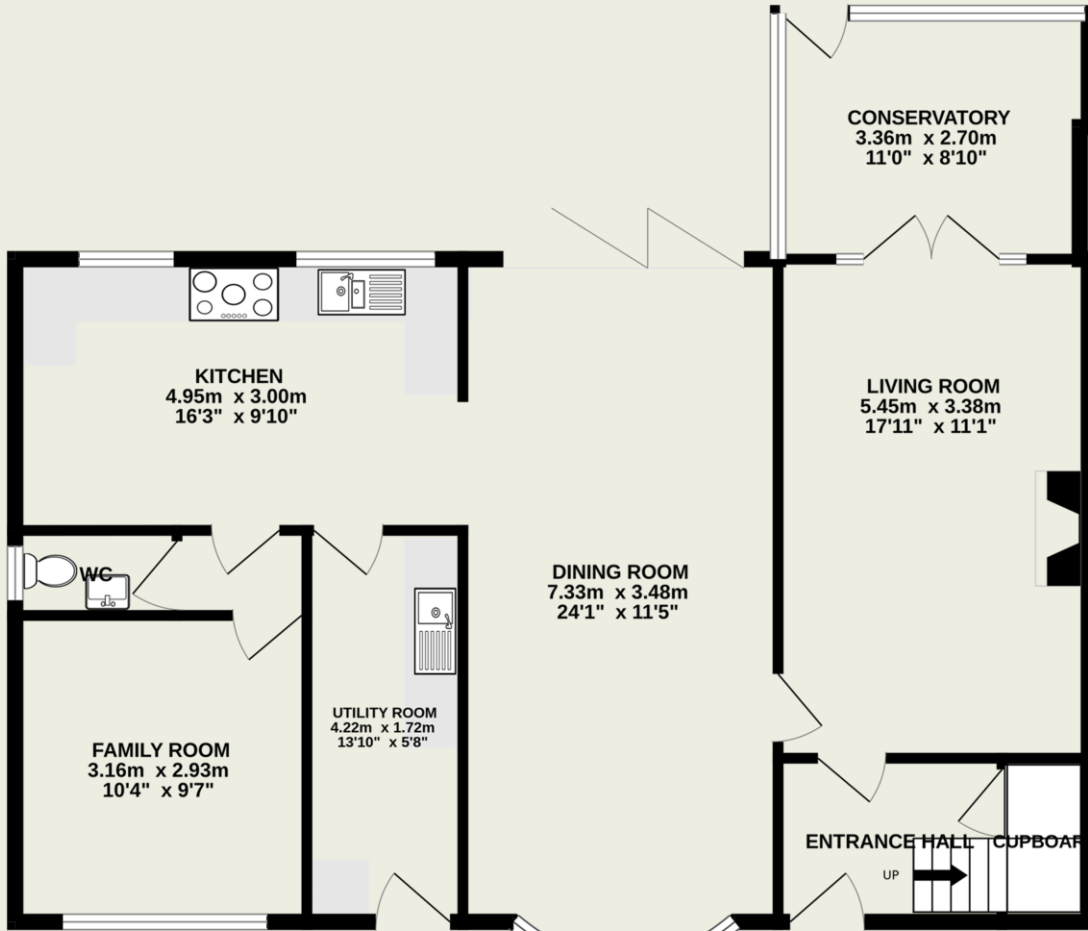
Roundwood Park is an exclusive location that presents a charming assortment of family homes in a pleasant tree-lined setting. The established location provides a wonderful convenience for family life and the ambience of the countryside is easily accessible via the Nicky-Line nature walk. Harpenden's pleasant assortment of boutique shops, pubs and restaurants are approximately a mile away, as is the mainline railway station which presents direct access to St Pancras International in under 30 minutes.



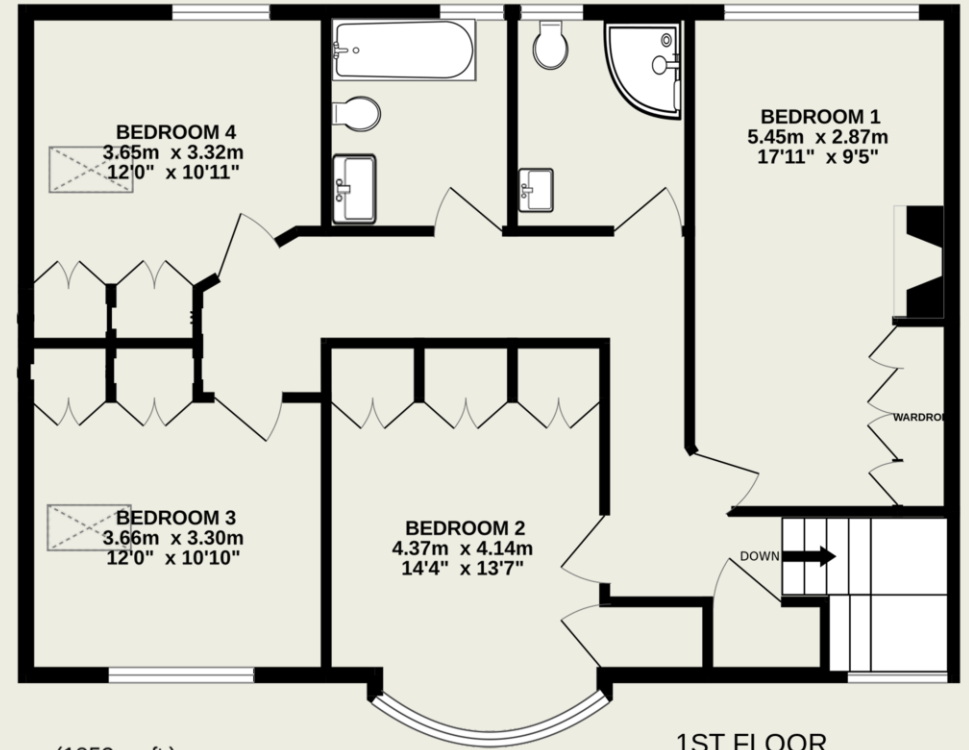


Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.



GROUND FLOOR
96.4 sq.m. (1038 sq.ft.) approx.



1ST FLOOR
75.8 sq.m. (816 sq.ft.) approx.

TOTAL FLOOR AREA : 172.2 sq.m. (1853 sq.ft.) approx.
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.