



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



**Roundwood Park, Harpenden, AL5 3AB**  
**Guide Price £1,450,000 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.

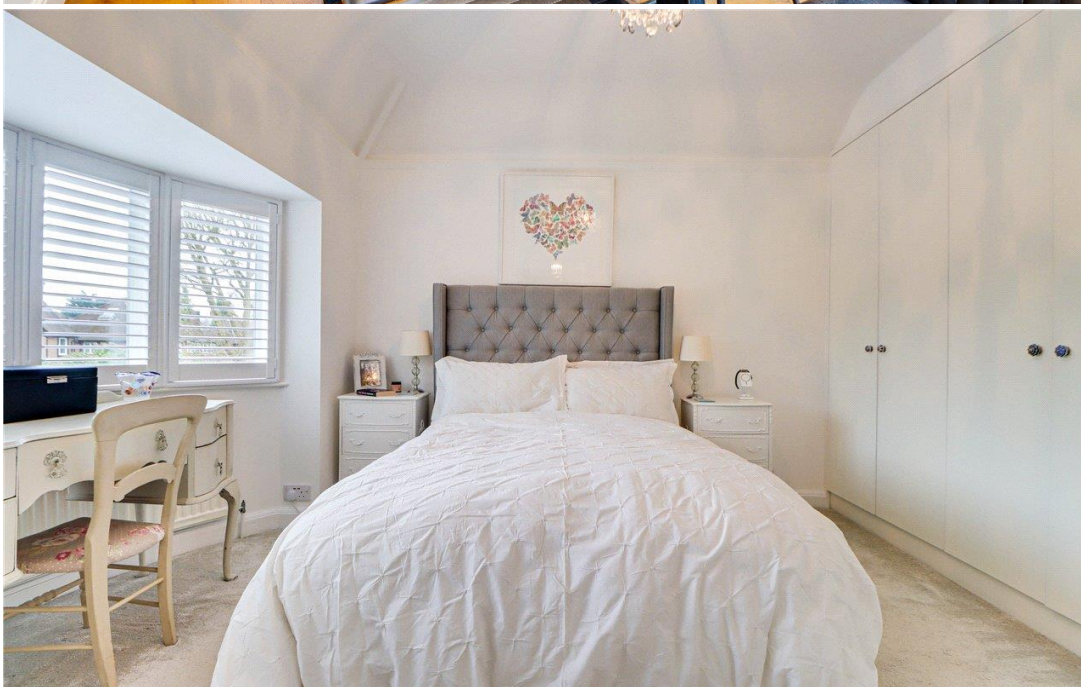
Up on the first floor, the four double bedrooms, all accessed off the large landing area, are served by both the principal family bathroom and a generous separate shower room, both beautifully presented. Prospective buyers may be interested to know that there is scope to convert the loft, subject to 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 both a large patio and summer house, it is the perfect spot for relaxing or entertaining family and friends on a summer's day.

### Location

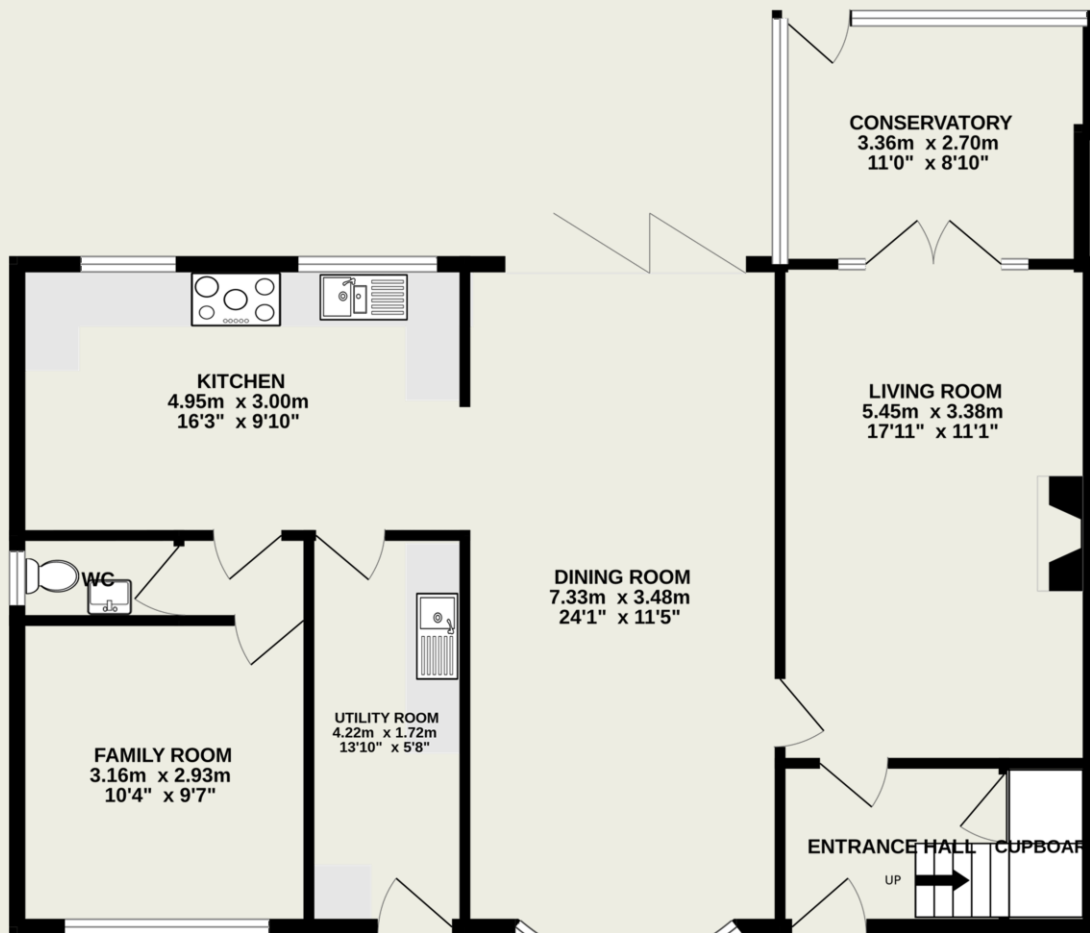
Roundwood Park is an exclusive location that presents a charming assortment of family homes in a pleasant tree-lined setting. The established location provides a wonderful convenience for family life and the ambience of the countryside is easily accessible via the Nicky-Line nature walk. Harpenden's 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.



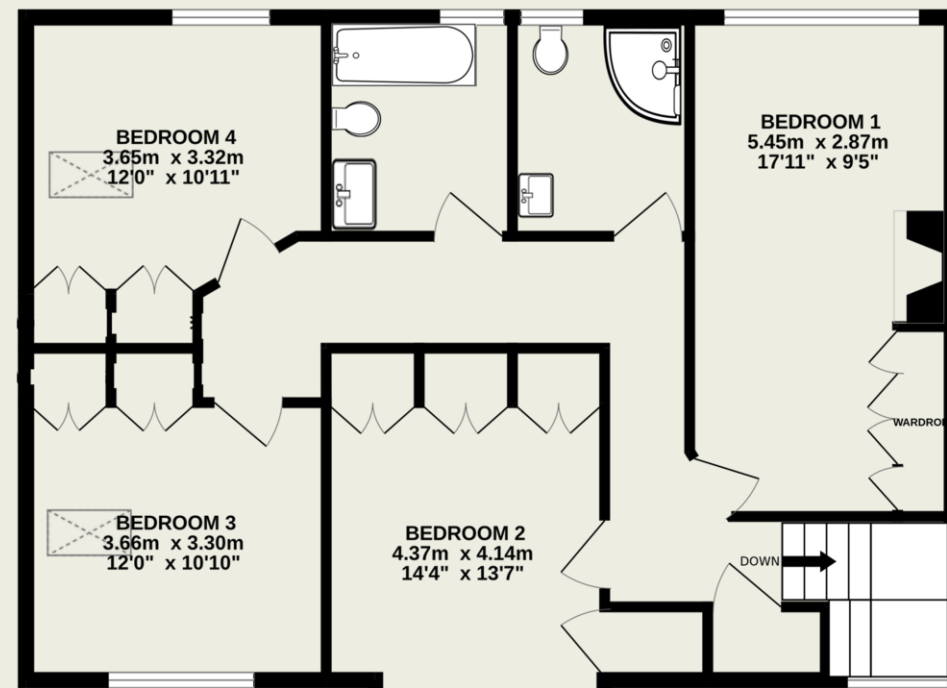


**Important Information**

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**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.

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