



Connells

Roundfield Avenue
Harpenden



Property Description

A bright and well-proportioned three-bedroom, two reception room family home with a sizable private rear garden which offers great potential to extend. Offered in good decorative condition, close to well respected schools, an array of local and high street shops as well as excellent transport links into the City and West End.

Entrance Hall

Radiator, stairs to first floor, understairs cupboard, ceramic tiled floor, window to side.

Cloakroom

Low level w/c, window to side.

Dining Room

14' 10" x 10' 10" (4.52m x 3.30m)
Ceramic tiled floor, window to front.

Lounge

14' 8" x 11' 2" (4.47m x 3.40m)
Window to rear, ceramic tiled floor, radiator.

Kitchen

8' 9" x 6' 3" (2.67m x 1.91m)
Selection of wall and base units with complimentary work surfaces, space for cook and washing machine, wall mounted gas boiler, sink unit, window to side and door to rear.



First Floor Landing

Engineered wood flooring, hatch to loft

Bedroom One

13' 4" x 11' 11" (4.06m x 3.63m)

Double aspect room with windows to front and side. Radiator, cupboard, engineered wood flooring.

Bedroom Two

12' 2" x 11' 1" (3.71m x 3.38m)

Window to rear, radiator, cupboard, engineered wood floor.

Bedroom Three

10' x 6' 9" (3.05m x 2.06m)

Window to side, built in shelving, radiator, engineered wood floor.

Bathroom

6' 11" max x 6' 4" (2.11m max x 1.93m)

White suite comprising panelled bath, wash basin, radiator, window to front, tiled floor.

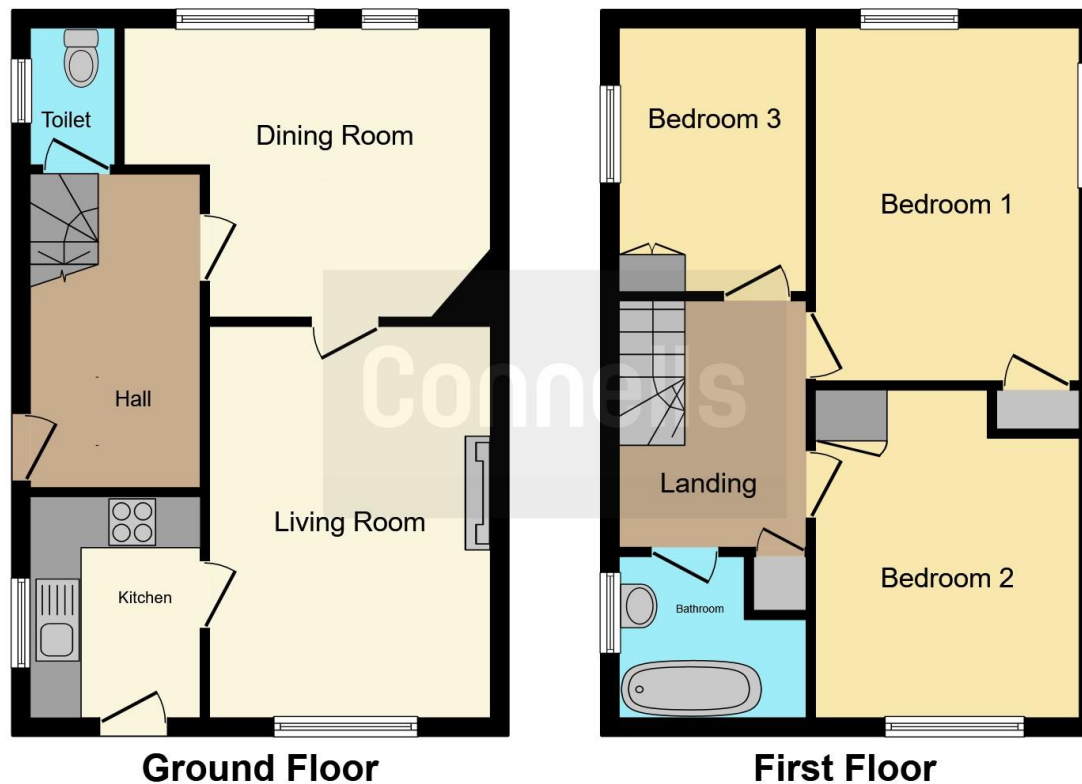
Outside

The property is approached via a pathway with lawned area and dwarf wall. Gated side access leading to the southwest facing rear garden which is a good size and laid to lawn. The property has great potential to extend to the rear subject to planning.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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