











Roundwood Lane

Harpenden, AL₅ 3BZ

Immaculate family home of circa 2,100 sq ft - arranged over three floors - to include a wonderful open plan Kitchen / Dining / Living Room. Additional benefit of a Home Gym / Office. Close to excellent schools and within easy reach of Harpenden town centre and station.

Roundwood Lane

Harpenden, AL5 3BZ



4



3



2 =

 \mathbf{C}

- Circa 2,100 sq ft
- Well proportioned rooms
- Garage & off-street parking
- Open plan Kitchen / Dining / Family Room
- Immaculately presented
- Well placed for schooling
- Arranged over three floors
- Home Gym / Office
- Within easy reach of town centre
 & station

Entrance Hall

Living Room

14'1" (max) x 12'3" (4.30 (max) x 3.75)

Kitchen / Living / Dining Room

32'11" x 18'2" (10.04 x 5.55)

Study

9'11" x 6'0" (3.03 x 1.83)

Cloakroom

Utility Room

6'2" x 6'1" (1.88 x 1.87)

Bedroom One

15'1" x 12'3" (max) (4.62 x 3.75 (max))

En-suite Bathroom

Bedroom Two

12'11" (max) x 12'1" (3.95 (max) x 3.70)

Bedroom Three

13'3" x 9'0" (4.06 x 2.76)

Family Bathroom

Bedroom Four

13'10" x 9'8" (max) (4.23 x 2.96 (max))

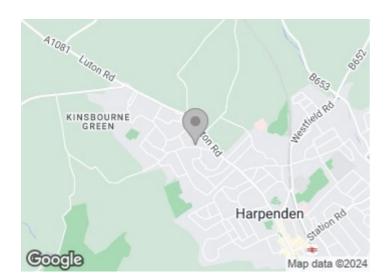
En-suite Bathroom

Gym

11'5" x 9'1" (3.48 x 2.79)

Integral Garage

17'6" x 9'10" (5.34 x 3.00)



















Ground Floor Main area: approx. 99.4 sq. metres (1069.9 sq. feet) Plus outbuilding, approx. 12.8 sq. metres (137.5 sq. feet) **Gym** 3.48m x 2.79m (11'5" x 9'2") First Floor Approx. 70.7 sq. metres (761.0 sq. feet) Second Floor Approx. 22.7 sq. metres (244.5 sq. feet) Bedroom 3 4.06m x 2.76m (13'4" x 9'1") Bedroom 2 3.95m (13') max x 3.70m (12'2") Bedroom 4 4.23m (13'11") x 2.96m (9'9") max Kitchen/Livin/Dining Room 10.04m x 5.55m (32'11" x 18'2") En-suite **Garage** 5.34m x 3.00m (17'6" x 9'10") Bathroom Loft Bedroom 1 4.62m (15'2") 3.75m (12'4") max Study .03m x 1.83 (9'11" x 6') Living Storage Room 4.30m (14'1") max x 3.75m (12'4") Entrance Hall Landing Main area: Approx. 192.8 sq. metres (2075.4 sq. feet) Plus outbuilding, approx. 12.8 sq. metres (137.5 sq. feet)

Plan produced using PlanUp.

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

