



Roundwood Lane

Harpenden, AL5 3EP

Fantastic family home of circa 2,000 sq ft - with potential to extend (STPP) - overlooking Rothamsted Estate to the front. The mature, private garden is 50ft with a large decked area. A peaceful location which is well placed for schooling and within easy reach of the town centre and station.

Guide price £1,395,000

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- Circa 2,000 sq ft
- Potential to extend (STPP)
- Open plan Kitchen / Dining / Family room
- Overlooking Rothamsted Estate to the front
- Garden 50ft with decked area
- Off-street parking
- Well placed for schooling
- Within easy reach of town centre & station

Entrance Hall

En-suite Bathroom

Living Room

17'11" x 11'11" (5.48 x 3.64)

Bedroom Two

12'5" x 12'0" (3.81 x 3.66)

Kitchen / Breakfast Room

23'1" (max) x 13'7" (max) (7.05 (max) x 4.16 (max))

Bedroom Three

11'11" x 9'10" (3.64 x 3.02)

Dining Area

10'10" x 9'9" (3.32 x 2.99)

Bedroom Four

12'8" (max) x 9'10" (3.87 (max) x 3.02)

Family Room

14'0" x 8'11" (4.29 x 2.72)

Family Bathroom

Store

13'1" x 8'11" (4.00 x 2.72)

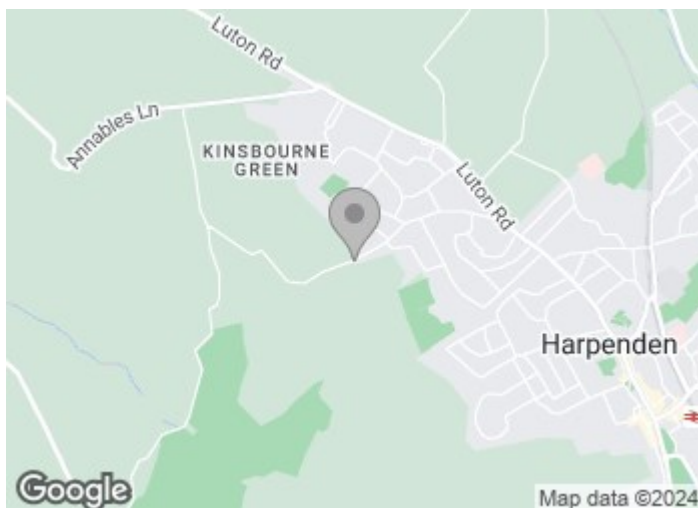
Utility Room

Cloakroom

Store

Bedroom One

13'8" x 12'7" (4.18 x 3.85)

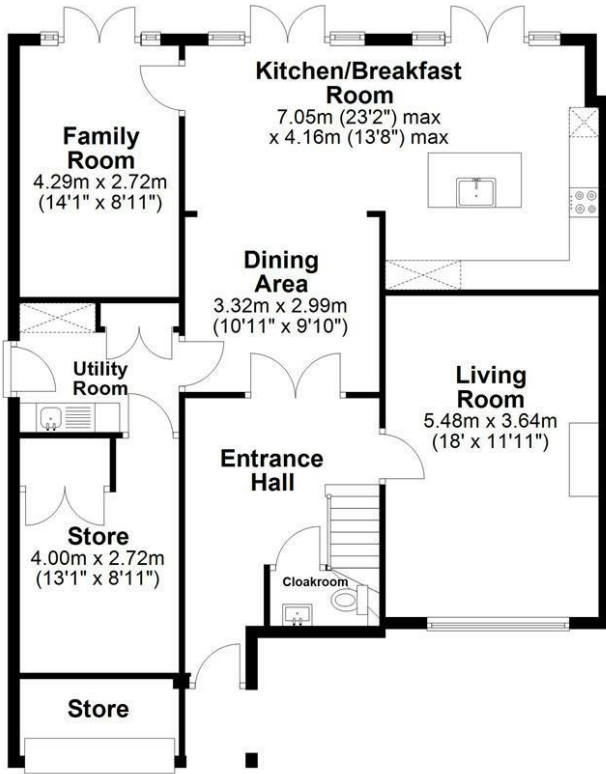




Floor Plan

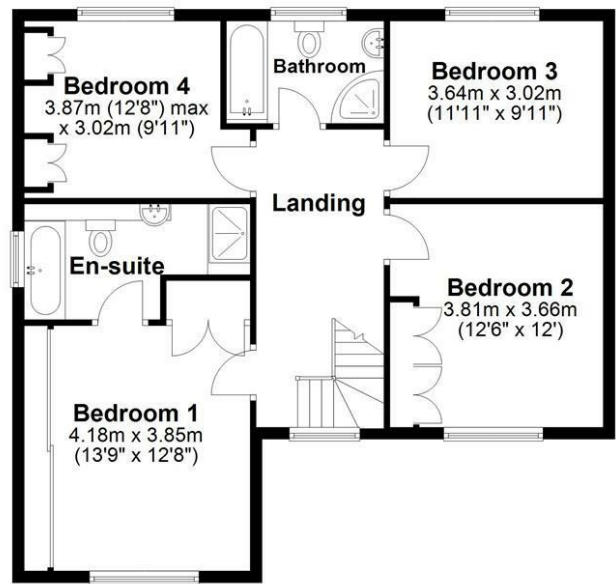
Ground Floor

Approx. 105.4 sq. metres (1134.5 sq. feet)



First Floor

Approx. 77.9 sq. metres (838.6 sq. feet)

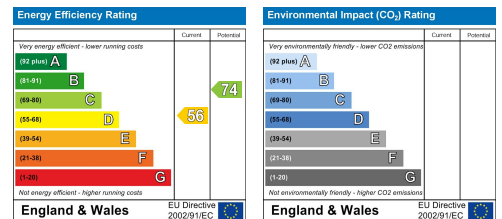


Total area: approx. 183.3 sq. metres (1973.1 sq. feet)

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

Plan produced using PlanUp.

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