



Roundwood Park

Harpenden, AL5 3AG

A spacious and beautifully presented family home located in the heart of the sought after Roundwood area, within catchment of excellent schools. Generous room proportions over three floors with high quality interior specification throughout. Fabulous principal suite of circa 950 sq ft. The house occupies a mature plot with private gated driveway and car port and delightful rear garden of 136ft.

Guide price £2,999,500

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- Spacious family home circa 4400 sq ft
- Arranged over three floors
- Beautifully presented to a high quality specification
- Principal bedroom suite circa 950 sq ft
- Private gated driveway
- Mature gardens of 136 ft
- Large driveway with car port
- Ideal location close to excellent schools
- Council Tax Band H

Entrance Hall

Gym

15'8" x 12'10" (4.79m x 3.93m)

Sitting Room

16'5" x 13'9" (5.02m x 4.21m)

Lounge

22'11" x 19'11" (6.99m x 6.09m)

Home Office

15'10" x 12'0" (4.83m x 3.67m)

Kitchen Dining Room

27'0" x 26'3" (8.24m x 8.01m)

Utility Room

7'9" x 6'9" (2.37m x 2.07m)

Cloakroom

Bedroom One

27'9" x 14'9" (8.47m x 4.51m)

Sitting Area

Dressing Room

Dressing Area

Ensuite Bathroom

Store Room

Bedroom Two

14'2" x 13'8" (4.33m x 4.19m)

Dressing Room

10'6" x 6'11" (3.22m x 2.11m)

En-suite Shower Room

Bedroom Three

13'8" x 9'9" (4.19 x 2.99m)

En-suite Shower Room

Bedroom Four

13'11" x 11'11" (4.26m x 3.65m)

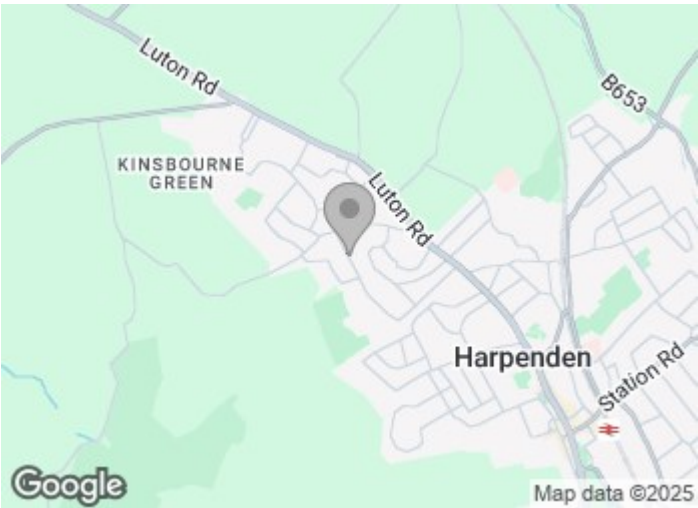
En-suite Shower Room

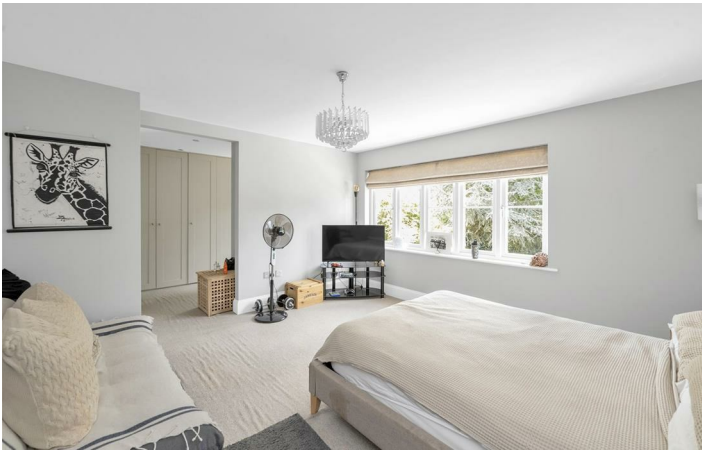
Bedroom Five

Family Bathroom

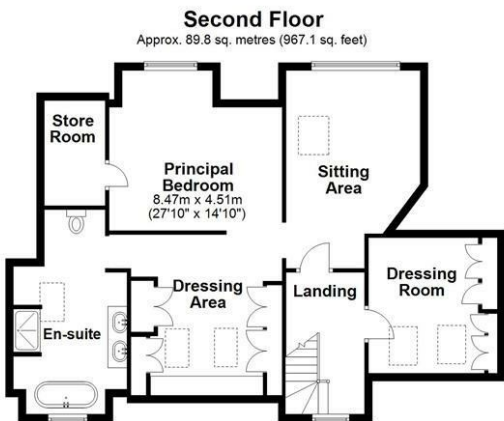
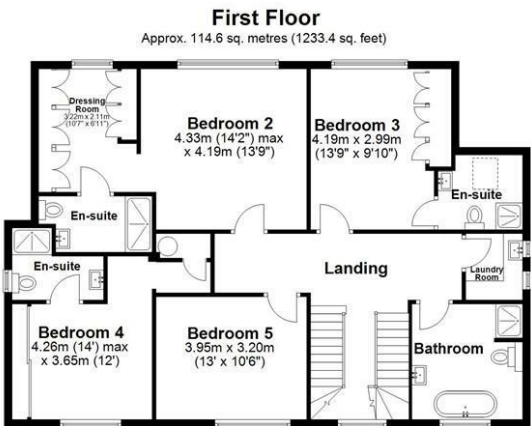
Bedroom Six

En-suite Shower Room





Floor Plan



Total area: approx. 410.1 sq. metres (4413.7 sq. feet)
Sketch layout only. Not to scale. Plan produced for Whittaker & Co.
Plan produced using PlanUp.

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		Very environmentally friendly - lower CO ₂ emissions	(92 plus) A	
	(81-91) B			(81-91) B	
	(69-80) C			(69-80) C	
	(55-68) D			(55-68) D	
	(39-54) E			(39-54) E	
	(21-38) F			(21-38) F	
	(1-20) G			(1-20) G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		