



Connells

Roundwood Lane
HARPENDEN



Property Description

Positioned in a rarely available location, this detached bungalow offers great scope to extend further if required. (Planning has previously been granted but since lapsed). Accommodation comprises of two double bedrooms, lounge/diner, kitchen, bathroom, garage and driveway. It sits on a large corner plot.

Entrance Hallway

16' 6" x 3' 7" (5.03m x 1.09m)

Laminate floor, radiator, airing cupboard, hatch to loft.

Lounge/Diner

16' 2" x 12' 3" (4.93m x 3.73m)

Window to front, radiator, gas fire, window to rear, serving hatch from kitchen.

Kitchen

10' 8" x 7' 11" (3.25m x 2.41m)

Window and door to rear, fitted with a selection of wall and base units incorporating worksurfaces, stainless steel sink, gas hob and electric oven, space for washing machine and fridge/freezer, radiator.



Bedroom One

12' 7" x 9' 11" (3.84m x 3.02m)

Window to front, radiator, built in wardrobe to one wall.

Bedroom Two

9' 8" x 8' 8" (2.95m x 2.64m)

Window to rear, radiator,

Bathroom

6' 7" x 5' 6" (2.01m x 1.68m)

Window to rear, bath with shower attachment and screen, low level w/c, vanity wash basin, shaver point, radiator.

Outside

The property is approached via a private driveway leading to a single garage. The front garden is laid to lawn with mature hedging and flower borders. Gated side access which leads to two side gardens and rear garden which again is laid to lawn.

Agents Note

We understand from the seller that planning was granted to build a second floor with four bedrooms and bathroom.









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: C Council Tax
Band: E

Tenure: Freehold

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