

 4 Bedrooms

 3 Bathrooms

 2 Receptions

 Private Garden

 Driveway

 EPC Band D

Freehold

Council Tax Band:  
F £3,383.72 (25/26)

Local Authority:  
St Albans District Council



Spacious, well-presented 4-bedroom detached family home in Roundwood.

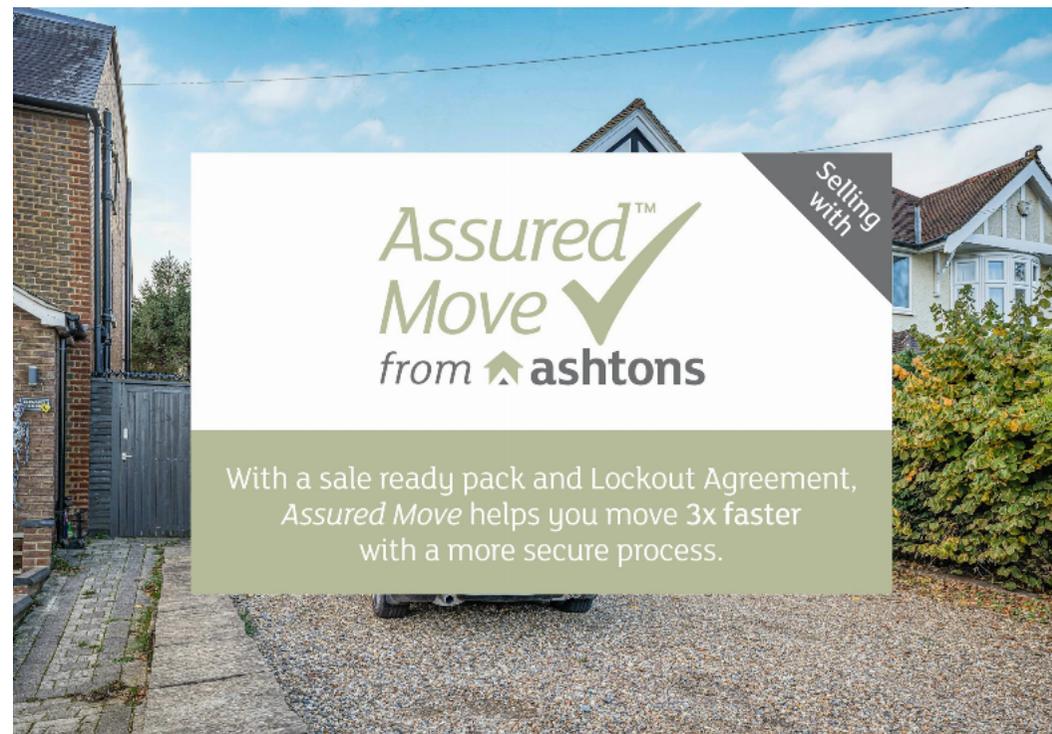
### Description

This wonderful character family home is located in a popular position close to Wood End and Roundwood schools. Boasting scenic country views at the front, the bright, airy and spacious accommodation comprises four good-sized bedrooms, two en-suites, and a family bathroom on the first floor. Downstairs, the frontal aspect living room features a Victorian style fire surround, separate dining and family room with French doors to the rear garden, and a magnificent fully fitted kitchen/breakfast room offering an array of storage cupboards and drawers, integrated appliances including a fridge/freezer, dishwasher, hob and extractor fan, eye-level oven, and central island unit. There is also a downstairs cloakroom, magnificent shower room, and utility with a single drainer sink unit, storage units, and plumbing for a dishwasher. Outside, the southerly aspect rear garden measures approximately 110ft in depth, with a large entertaining patio and lawn, while the front provides driveway parking for several vehicles.

### Location

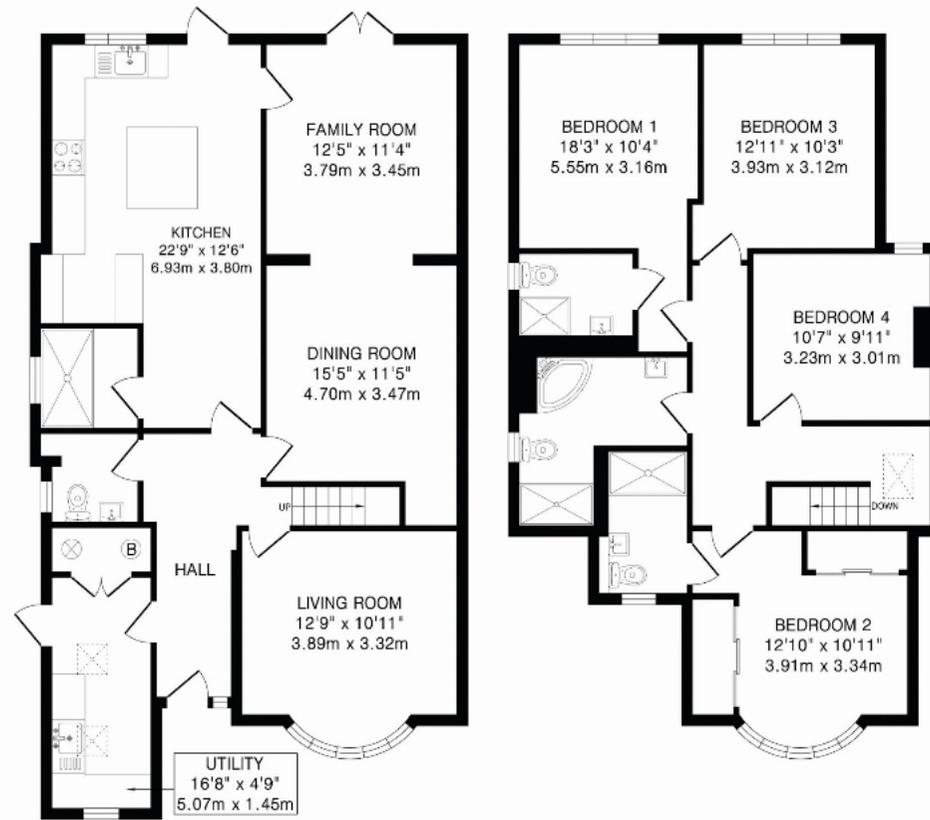
Set back from the Luton road and offering glorious views of rolling Hertfordshire countryside at the front, this fine home presents a convenient setting for family life just over a mile from Harpenden's centre and mainline station

Assured move - This property is sold with the benefit of Assured Move from Ashtons Assured Move has been designed specifically to speed up property transactions, reduce stress and create more certainty for both buyers and sellers. With Assured Move the timeframe from sale agreed to exchange of contracts can potentially be halved as the legal work is undertaken in advance of the sale. Upon acceptance of your offer, you will be requested to make a non-refundable payment of £395 plus VAT for the legal pack. The pre-approved legal pack issued to the buyer's solicitor includes: - Land Registry Title Document - Land Registry Title Plan - Pre-prepared Sale Contract - Property Information Form (TA6) - Fittings and Contents Form (TA10) - Personal Search - The pack also contains an exclusivity agreement granting the buyer a pre-agreed period of exclusivity to buy the property and preventing the seller from selling to anyone else. The payment does not form part of the purchase price, and a copy of the Reservation and Exclusivity Agreement is available upon request from Ashtons. You are advised to take legal advice before entering into the Agreement.









Ground Floor  
1006 sq.ft.(93.4 sq.m)approx.

First Floor  
835 sq.ft.(77.5 sq.m)approx.

TOTAL FLOOR AREA: 1841 sq.ft.(170.9 sq.m)approx.  
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

**Important Information** These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.