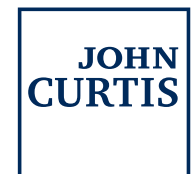




1 Holmwood, Roundwood Lane, Harpenden, Hertfordshire AL5 3BS

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Valuers, Estate & Lettings Agents



1 Holmwood, Roundwood Lane Harpenden, Hertfordshire

Located in the heart of Roundwood, a magnificent 5 bedroom detached family house of around 3,500 sq ft built to an exacting standard by developers of repute, Oakbridge Homes.

This fine home has elegantly presented, spacious and versatile accommodation built to a very high specification over three floors. Features worthy of particular note include the stunning kitchen/breakfast/family room, a sumptuous main bedroom suite and a generous games room on the top floor.

Roundwood Lane is within a short walk of the renowned Roundwood and Wood End schools and a little over a mile from the High Street and station. Harpenden is well noted for its excellent choice of schools for all age groups. Social requirements are well catered for, including several challenging golf courses, a sports centre, swimming pool and a comprehensive range of restaurants and bars. Harpenden benefits from a fast electrified train service to St. Pancras International.

£1,595,000



Ground Floor

Kitchen/Breakfast/Family Room 29'10 x 15'8 (9.09m x 4.78m)

Living Room 16'8 x 16 (5.08m x 0.41m)

Dining Room 13'9 x 11'5 (4.19m x 3.48m)

Study 9 x 7 (29'6" x 23'0")

Utility 6'8 x 7'2 (2.03m x 2.18m)

Cloaks 3'11 x 6'9 (1.19m x 2.06m)

First Floor

Master Bedroom 15'5 x 13'9

Dressing Room 13'9 x 8'2 (4.19m x 2.49m)

En-suite 9'2 x 10'7 (2.79m x 3.23m)

Guest Bedroom 13'9 x 11'5 (4.19m x 3.48m)

En-suite 6'8 x 7'2 (2.03m x 2.18m)

Bedroom 3 13'3 x 11'9 (4.04m x 3.58m)

En-suite 7'2 x 5'10 (2.18m x 1.78m)

Bedroom 4 9'2 x 11'8 (2.79m x 3.56m)

En-suite 5'6 x 8'1 (1.68m x 2.46m)

Second Floor

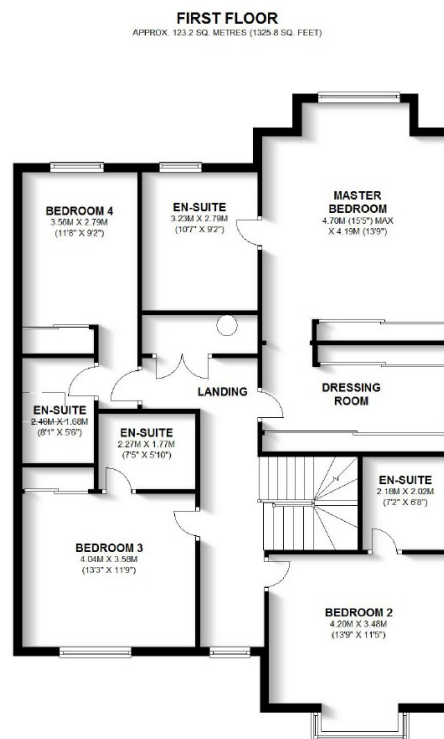
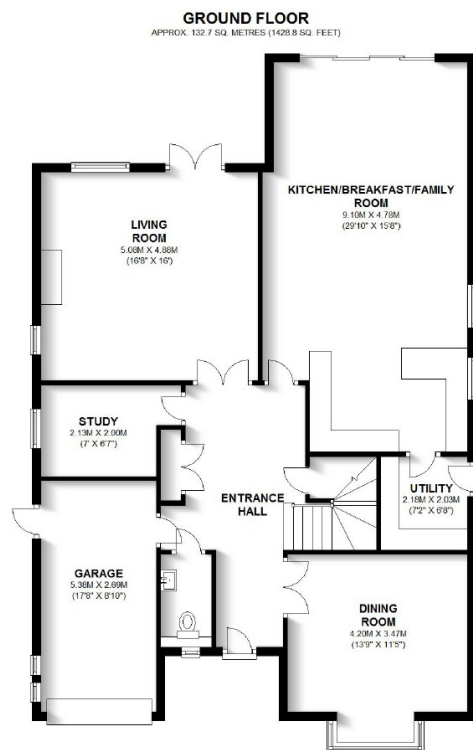
Bedroom 5 12'5 x 12'9 (3.78m x 3.89m)

Games Room 11'5 x 23'7 (3.48m x 7.19m)

Family Bathroom 8'10 x 5'10 (2.69m x 1.78m)

Garage 8'10 x 17'8 (2.69m x 5.38m)





TOTAL AREA: APPROX. 320.9 SQ. METRES (3453.8 SQ. FEET)
Sketch layout only. This plan is not drawn to scale and is for identification purposes only.
Plan produced using PlanUp.

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to clarify the information for you, especially if you are contemplating travelling to view the property.

Viewing strictly by appointment through John Curtis
Call us on 01582 764471 for free valuations and advice
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