



19 Roehampton Drive, Liverpool, Merseyside L23 7XD

Offers Over £780,000

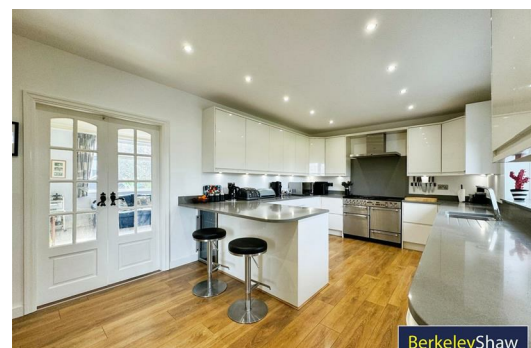
Welcome to Roehampton Drive, an exceptional five-bedroom detached home offering expansive and versatile accommodation in the heart of one of the region's most sought-after postcodes. Perfectly designed for family living, this stunning property boasts a generous layout, elegant interiors, and an array of modern features, all within easy reach of outstanding local schools, excellent amenities, and superb transport links.

Stepping through the welcoming porch, you'll find a spacious hallway leading to an array of beautifully appointed living spaces. The extended bay-fronted living room is a standout feature, complete with a striking feature fireplace, while the formal dining room provides an elegant space for entertaining. A comfortable family room with a gas fire offers a cozy retreat, and the modern fitted kitchen—boasting high-end integrated appliances, quartz worktops, and an open aspect through to the breakfast room and spacious conservatory—ensures a perfect blend of style and functionality. The conservatory provides stunning views of the landscaped garden, making it a wonderful spot to relax. Completing the ground floor is a cloakroom with WC, a utility room, a luxurious sauna, and an integral garage.

Upstairs, the spacious landing is bathed in natural light from a charming feature stained-glass window. The five generously sized double bedrooms include a master suite with a four-piece en-suite bathroom, while a second four-piece family bathroom serves the remaining rooms.

Located in one of the area's premier suburbs, this home is perfectly positioned for families, with access to top-rated schools, a wealth of independent shops, cafés, and restaurants, and beautiful green spaces. Hall Road Train Station is just moments away, offering convenient links to Liverpool city centre and beyond.

A rare opportunity to secure a truly outstanding family home—early viewing is highly recommended!



Porch

Tiled floor & UPVC French doors.

Entrance hall

Understairs storage, spotlights & radiator.

Cloakroom/WC

2 x Double glazed windows, corner basin, WC, tiled floor & ample space for the storage of coats & shoes.

Living room

Stained glass UPVC double glazed windows to bay, gas fire with feature wooden surround, spotlights, radiator & extended sitting area with UPVC French doors to garden.

Dining room

UPVC double glazed windows to bay, radiator & gas fire with marble panel.

Family room

Double glazed window, electric fireplace & laminate floor.

Breakfast room

Laminate floor, radiator, zoned under floor heating & open aspect through to conservatory & kitchen.

Kitchen

Range of wall & base units, zoned under floor heating, double glazed window, quartz work tops, extractor hood, stainless steel sink with drainer, spotlights & double doors through to family room.

Conservatory

Laminate flooring, radiator, double glazed windows & UPVC French style doors to garden.

Porch

UPVC double glazed window, laminate floor & UPVC door to garden.

Inner hall

Tiled floor & access through to sauna, utility room and garage.

Utility room

Double glazed window, combi boiler, radiator & base unit with stainless steel sink, plumbing for washing machine & tumble dryer.

Sauna

Integral garage

Electric roller shutter.

Landing

Loft access & feature double glazed stained glass window.

Bedroom 1

Double glazed windows to bay, radiator & access to en-suite.

En-suite

WC, counter top basin with storage, tiled floor, tiled walls, bath, walk in shower with rainfall shower head & spotlights.

Bedroom 2

Double glazed windows to bay & radiator.

Bedroom 3

Double glazed window, radiator & fitted wardrobes housing combi boiler.

Bedroom 4

Double glazed window & radiator.

Bedroom 5

Double glazed window & radiator.

Bathroom

2 x double glazed windows, counter top basin with storage, raised bath, tiled floor, tiled walls, underfloor heating, towel radiator & double shower unit.

Externally

Block paved double driveway with mature borders & lawned area.

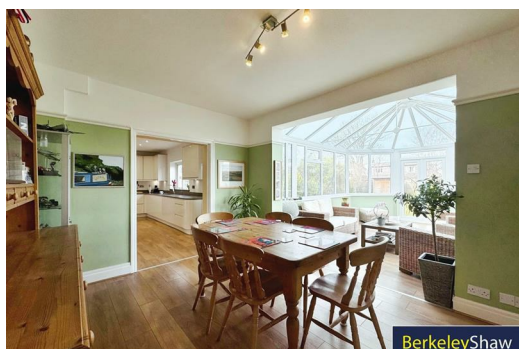
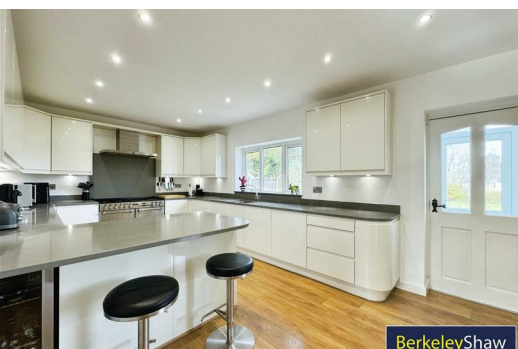
Generous rear garden with lawned area, flagged patio, mature borders & garden shed.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, sections, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used as a basis for any proposition. The services, systems and materials shown here are not intended and no guarantee as to their operability or efficiency can be given. Maps and Notes (2002)



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