



AUBREY
& FINN

9 Beresford Road £850,000

Property

This property has a SELF CONTAINED ANNEX WOW !

Aubrey and Finn are pleased to market this impressively spacious five bedroom detached family house with extremely versatile accommodation over three floors and boasting a detached self-contained annex with lounge/kitchenette and separate bedroom with shower. The property is set in the heart of the Camp residential area on the eastern side of the City, and in close proximity of highly regarded schools and local shopping amenities. Internally the property offers spacious living with its lounge dining that can be as two separate reception rooms, study, utility room and a modern beech wood kitchen. To the first floor are three good sized bedroom with a stunning en suite to the master bedroom and extremely large and well appointed family bathroom. To the second floor are two further bedrooms. The back garden is well landscaped with a flagstone patio leading to a lawned area and further kids area to the side. The bonus to this house, is the self contained annex, with a private entrance and garden is great for rental or family use. Internal viewing is strongly recommended.



Entrance Porch

Fully glazed to side aspect, wood laid floor, glazed front door into entrance hall.

Entrance Hall

With stairs rising to first floor with deep built-in cupboard below, radiator, cloaks cupboard, covered ceiling, cupboard housing gas and electric meters and fuse box.

Study

Double-glazed window to front aspect, radiator and built in storage and shelving system.



Cloakroom

A modern slim wash basin with vanity storage, low level wc, part tiled brick effect tiled walls and floor, radiator and obscure glazed window to side aspect.

Reception Lounge

With double-glazed window to front aspect radiator, attractive limestone feature gas fireplace, coved ceiling and triple doors leading to dining room.

Dining Room

With double-glazed patio doors to rear, radiator, coved ceiling and glazed door to hallway.



Kitchen

A modern range of light wood eye and base units with stone-effect worktops incorporating breakfast bar, stainless steel four-ring gas hob with extractor, stainless steel eye-level double oven and grill, stainless steel one-and-a-half bowl single drainer sink unit with mixer taps, integrated dishwasher, built-in fridge, fully tiled floor, part-tiled walls, radiator, serving hatch to dining room and two double-glazed windows to rear aspect.

Utility Room

With a small range of wall and base eye level units with worktop, stainless steel single drainer sink unit with mixer taps, space and plumbing for washing machine, space for large fridge and freezer, fully tiled floor and part-tiled walls, obscure glazed window and door to side aspect and radiator.



Landing

With window to side aspect and doors leading to bedroom 1, 3 and 4 and family bathroom.

Bedroom 1

With double-glazed window to front aspect, radiator, coved ceiling and door to en suite.

En Suite

A modern suite comprising of low flush wc, wash hand basin with vanity unit, walk in shower with thermostatic controls and rain head, stainless steel heated towel rail, part tiles walls and tiled floor.



Bedroom 3

With double-glazed window to rear aspect and radiator.

Bedroom 4

With double-glazed window to rear aspect and radiator.

Family Bathroom

A modern bathroom suite comprising of a double ended free standing bath with mixer taps, low flush wc, separate walk in shower with thermostatic control and rain head and glazed screen finished off with feature tiling to back wall, a large wash basin with vanity drawers, storage to eaves, part tiled walls and tiled floor, radiator and obscure window to front aspect.



Landing

With window to side aspect , storage to eaves and loft access.

Bedroom 2

With a double-glazed window to rear aspect, radiator and eaves storage cupboard.

Bedroom 5

With Velux window to rear aspect, eaves storage cupboard and radiator.



Front Garden

A neatly kept walled front garden with lawn, gravel laid off street parking to side for three cars, side gate with access to a self contained annex.

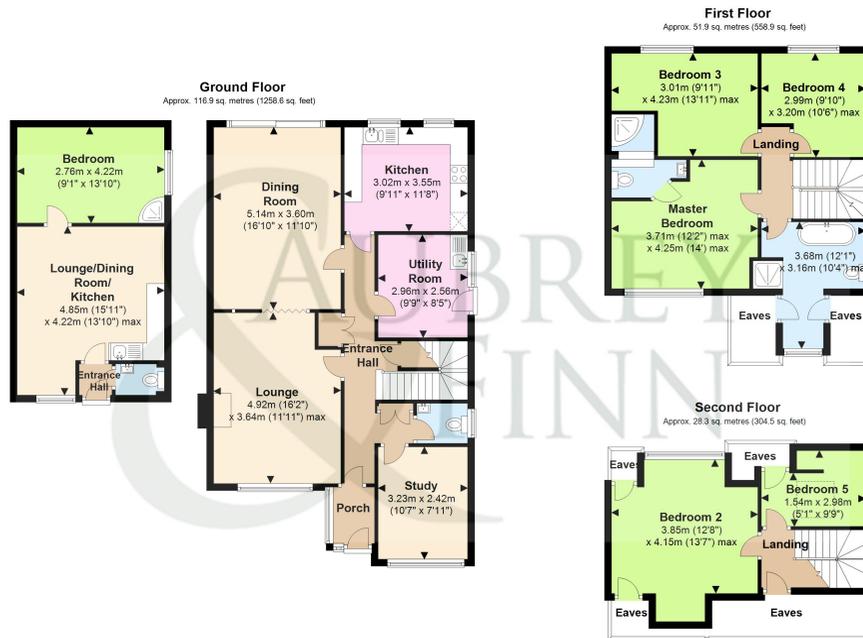
Rear Garden

An L-shaped rear garden, mainly laid to lawn with mature trees and shrubs to frame, crazy paved patio, garden shed and outside lights and tap.

Annex

A self contained annex comprising of entrance hall that leads to the cloakroom and open plan lounge and kitchen diner fitted with a range of eye and base level units, stainless steel sink, plumbing for washing machine and housing for oven. There is a door leading from this area to the bedroom, with window to side aspect and shower cubicle.





Total area: approx. 197.1 sq. metres (2121.9 sq. feet)

This floor plan is a guide to layout and is for identification purposes only. It is not to scale and any measurements shown should not be relied upon. SQUARE FOOTAGE/METERAGE when shown INCLUDES ALL AREAS ON PLAN EXCEPT BALCONY/EAVES, unless otherwise indicated.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

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Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

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Hemel Hempstead Office: 01442 230400

St Albans Office: 01727 221290

E: info@aubreyandfinn.co.uk

W: <http://www.aubreyandfinn.co.uk>