



27 Bluebridge Road, Brookmans Park, Herts, AL9 7UW
£1,000,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Situated walking distance from Brookmans Park's centre with shops and railway station this four double bedroom semi-detached house features en-suite to bedroom one, further bathroom and downstairs shower room. Two reception rooms, kitchen/family diner. Separate utility. Large South Westerly garden.



- FOUR DOUBLE BEDROOM SEMI-DETACHED HOUSE
- SITUATED WALKING DISTANCE TO BROOKMANS PARK'S SHOPS AND RAILWAY STATION
- EN-SUITE TO BEDROOM ONE
- FAMILY BATHROOM
- DOWNSTAIRS SHOWER ROOM
- TWO RECEPTION ROOMS
- LARGE SOUTH WESTERLY ASPECT REAR GARDEN
- OFF STREET PARKING
- COUNCIL TAX BAND E - WELWYN & HATFIELD DISTRICT COUNCIL
- VIEWINGS BY APPOINTMENT ONLY



Oak front door with leaded and frosted double glazed panel opens into:

ENTRANCE HALL

Oak flooring. Concealed radiator. Fitted shoe storage unit. Under stairs storage cupboard. Leaded light double glazed window to front.

DOWNSTAIRS SHOWER ROOM

9'7 x 6'6 (2.92m x 1.98m)

White suite comprising of large shower base with glass screen. Overhead and hand shower. Vanity top wash basin with drawer below. Floating wall mounted W.C. Double width built in cupboard housing pressurised hot water cylinder and Viessmann gas central heating boiler. Tiled floor. Part tiled wall, fully tiled to shower area. LED ceiling spotlights. Motion sensor lighting. Extractor fan.

LOUNGE

18'2 x 13'1 (5.54m x 3.99m)

Feature fireplace with polish stone surround and hearth (non functioning). Oak flooring. Concealed radiator, Leaded light double glazed bay window to front.

TV ROOM

19'10 x 9'0 (6.05m x 2.74m)

Oak flooring continuing from hallway. Double radiator. Wall mounted TV ariel and power point. Door to lounge. Doors to kitchen / breakfast room. Ceiling spotlights. Door to

UNDER STAIRS STORAGE / STUDY

6'1 x 3'2 (1.85m x 0.97m)

Lighting and power. Single radiator. Tiled floor. Extractor fan. Motion activated light.

KITCHEN / FAMILY DINING ROOM

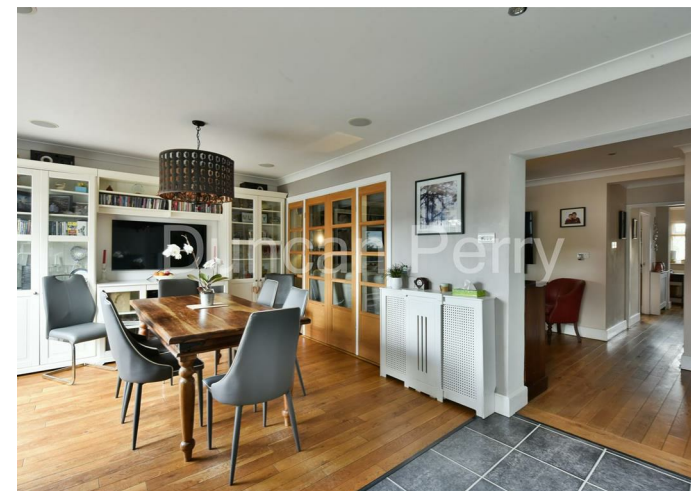
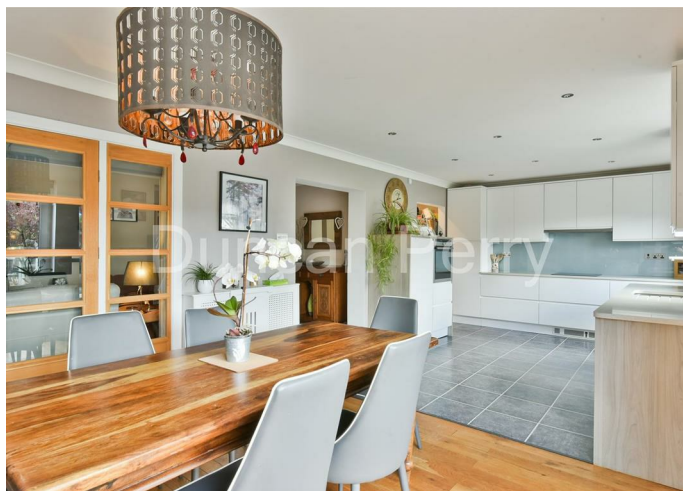
26'3 x 11'0 (8.00m x 3.35m)

Kitchen area

Modern range of combined white and grey wood grained wall, drawer and base units featuring cupboards and drawers. Quartz worktops. Glass splashbacks. Quartz window sill. Inset NEFF ceramic induction hob and single stainless steel sink. Aleca extractor hood. NEFF fan oven. Concealed space for microwave. Tiled effect floor covering. Double glazed window and casement door to rear. Ceiling spotlights. LED downlighters. Plinth mounted fan heater.

Family dining area

Oak flooring. Concealed radiator. Double glazed sliding patio doors to rear. Double doors to TV room.



UTILITY ROOM

10'1" x 6'6" (3.07m x 1.98m)

Modern range of wall and base units featuring cupboards and display cupboards. Granite worktop with inset Belfast sink. Integrated dishwasher. Space for washing machine. Space for and plumbing for American style fridge / freezer. Concealed space for tumble dryer. Pull out recycle drawer. Tiled splashback. Ceiling spotlights.

FIRST FLOOR LANDING

Approached via straight flight of stairs from hallway. Large built in cupboard with shelf. Access to loft via folding loft ladder boarded with lighting. Double glazed Velux window skylight to rear.

BEDROOM ONE

15'10" x 10'11" widening to 12'9" (4.83m x 3.33m widening to 3.89m)

Length measurement taken into the back of the fitted wardrobes. Comprehensive range of fitted wardrobes comprising of three double width and two single width. Double radiator. Two leaded light double glazed windows to front. Exposed timber floor. Further built in over stairs cupboard with hanging rail. Sliding opaque door opens in to

EN-SUITE SHOWER ROOM

6'6" x 4'9" (1.98m x 1.45m)

White suite comprising of large shower base with sliding glass shower door. Concealed cistern W.C. and vanity top wash basin with cupboard below. Chrome heated towel rail. Tiled walls. Part vaulted ceiling with skylight. Ceiling spotlights. Wall mounted vanity cabinets.

BEDROOM TWO

13'5" x 11'1" with 2'4" door recess (4.09m x 3.38m with 0.71m door recess)

Length measurement taken into the back of the fitted wardrobes. Two sliding wardrobes with hanging rails and shelving. Further display shelf unit. Double radiator. Two leaded light double glazed windows to front.

BEDROOM THREE

14'11" x 8'0" widening to 10'4" (4.55m x 2.44m widening to 3.15m)

Two double glazed windows to rear. Double radiator. Fitted wardrobe with hanging rails and shelving.

BEDROOM FOUR

11'5" x 9'2" with 2'4" recess (3.48m x 2.79m with 0.71m recess)

Double radiator. Double glazed window to rear.

BATHROOM

7'6" x 6'7" (2.29m x 2.01m)

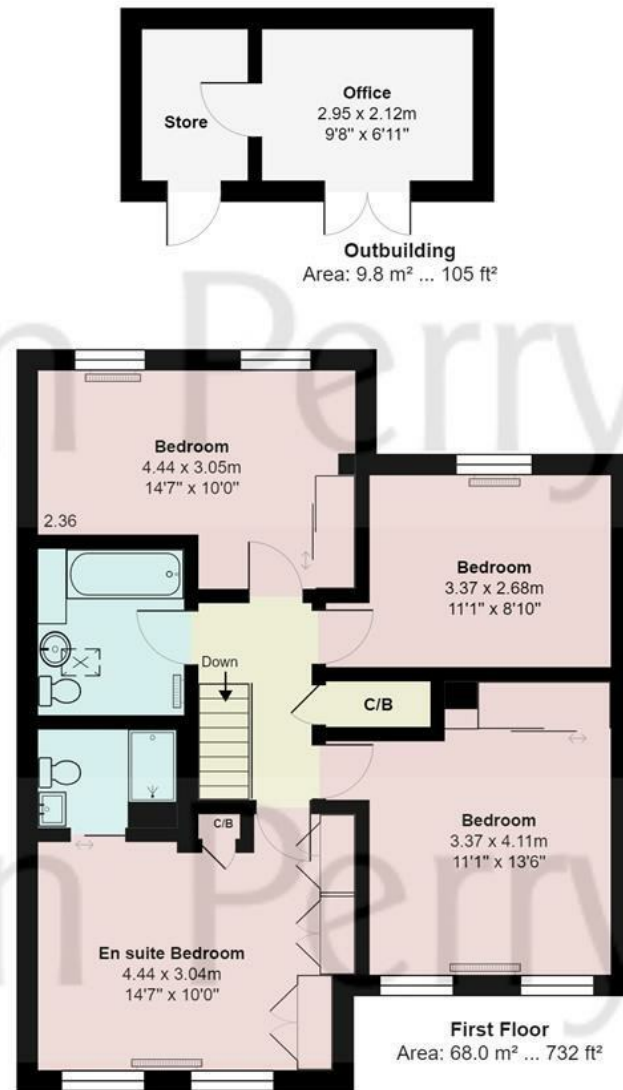
Tiled walls. Tiled floor. White suite comprising bath with shower mixer, hand shower and overhead shower. Wash basin with granite effect vanity unit with cupboards below. Concealed cistern W.C. Chrome heated towel rail. Part vaulted ceiling with skylight. Ceiling spotlights. Mirror fronted vanity cabinets. Further storage cupboard.







Ground Floor
Area: 96.2 m² ... 1036 ft²



First Floor
Area: 68.0 m² ... 732 ft²

Bluebridge Road, Hertfordshire AL9

Total Area: 174.0 m² ... 1873 ft²

All measurements are approximate and for display purposes only

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TIMBER STRUCTURE

15'2 x 10'0 (4.62m x 3.05m)
 Hobby / Home office room
 Part glazed double width doors to front veranda. Lighting and power. Storage shed with lighting. Further timber shed to one side with lighting and power.

EXTERIOR FRONT

Predominately block paved for parking. Double width doors opening into

SMALL GARAGE

7'9 x 6'9 (2.36m x 2.06m)
 Lighting and power.

Tenure - Freehold. Council tax band E - Welwyn & Hatfield District Council.

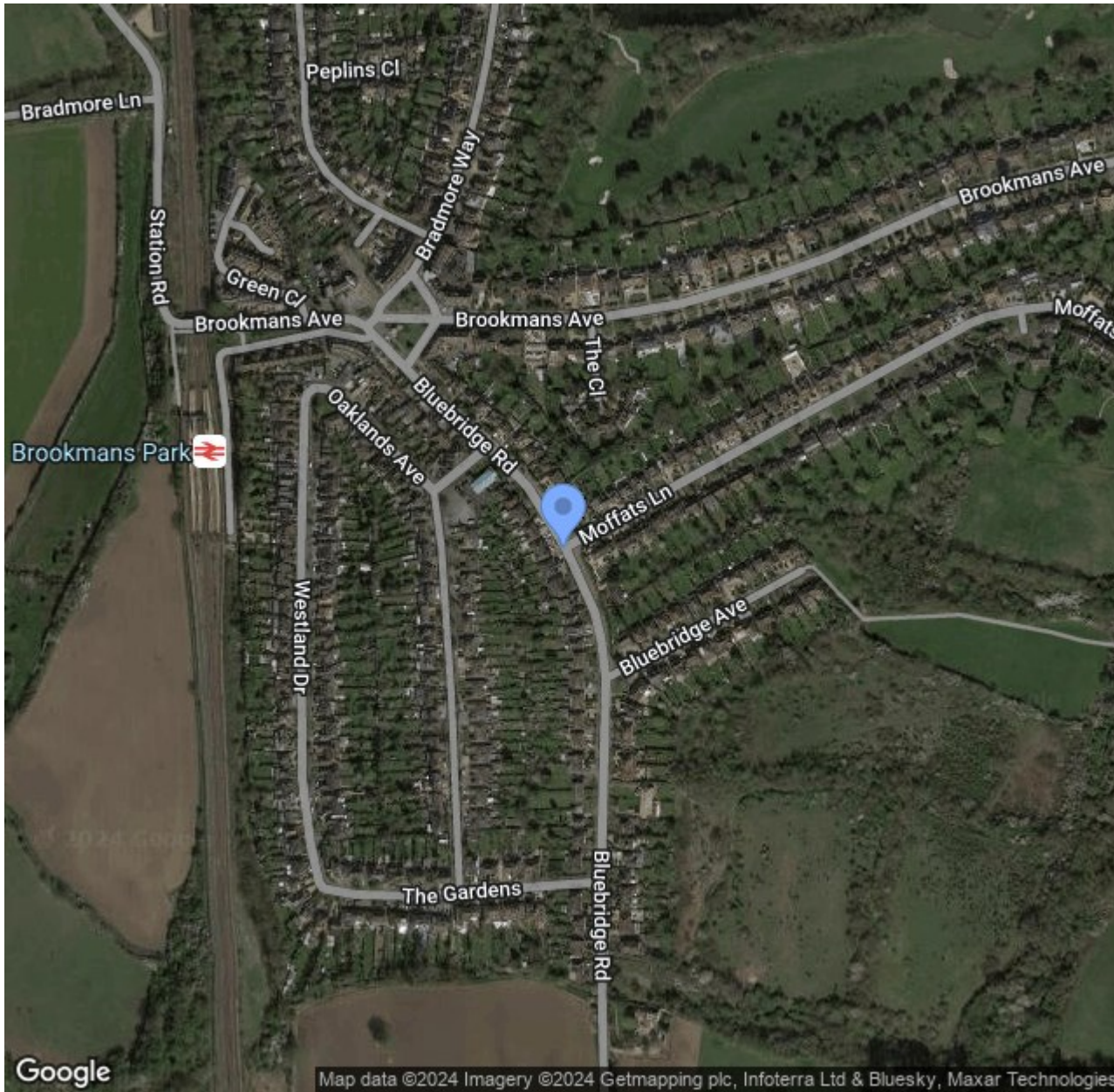
Property Misdescriptions Act
 As Agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller as we will not have had sight of the title documents. Before viewing a property, do please check with us as to its availability and also request clarification or information on any points of particular interest to you to save you a wasted journey.

EXTERIOR REAR

91' x 28' (27.74m x 8.53m)
 South Westerly aspect rear garden. Immediately adjoining the rear of the property is a feature raised composite decking with toughened glass balustrade. Steps leading down to main lawn area with fence panelling to either side. Small greenhouse. Garden lighting with feature lamp posts. Independent access to front via paved sideway. Archway and gate. External power points and two water points.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
92-95% A		92-95% A	
81-91% B		81-91% B	
69-80% C		69-80% C	
55-68% D		55-68% D	
39-54% E		39-54% E	
29-38% F		29-38% F	
13-28% G		13-28% G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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