



20 Bramble Road, Hatfield, AL10 9SA
£675,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

We are delighted to offer for sale this beautifully presented & extended three-bedroom semi-detached family home located within the popular Ellenbrook area of Hatfield. The ground floor consists of separate sitting room, plus open plan living space to the rear with modern fitted kitchen, dining and seating area together with utility/cloakroom. The

first floor offers three bedrooms and family bathroom. Externally the house features a pretty south facing garden and to the front lots of off street and integral garage. Early viewing is a must!



- THREE BEDROOM SEMI DETACHED PROPERTY
- LARGE OPEN PLAN KITCHEN / DINING / SEATING AREA
- UTILITY ROOM / CLOAKROOM
- SEPARATE SITTING ROOM
- FAMILY BATHROOM
- LARGE DRIVEWAY
- GARAGE
- CLOSE TO SHOPS AND MAINLINE STATION
- SOUTH EASTERLY ASPECT
- COUNCIL TAX BAND E - WELWYN AND HATFIELD COUNCIL



Composite front door with double glazed side panel opening into:

HALLWAY

White UPVC double glazed window to side. Spotlights and coving to ceiling. Panelled upright radiator. Wooden flooring. Turn flight stairs to first floor. Small cupboard housing consumer unit, electric and gas meters. Separate under stairs storage cupboard with shelving. Doorway through to garage and doorway through to:

LOUNGE

Coving to ceiling. White UPVC double glazed bay fronted window with fitted shutters. Two double radiators. Continuation of wooden flooring from hallway. Log burner with granite hearth. Fitted storage cupboards with shelving above to either side of chimney breast. Wall mounted TV point.

KITCHEN/DINING ROOM/FAMILY ROOM

Accessed via double doors from hallway.

Kitchen

Features a range of grey high gloss wall, drawer and base units with granite working surfaces above with matching upstands. Integrated Zanussi dishwasher. Integrated AEG double oven. AEG five ring gas hob with Neff extractor above. Integrated fridge and freezer. Stainless steel one and a half bowl sink with drainer, hot water tap and mixer taps. Water softener set below sink. Spot lights to ceiling. Tiled floor. Under counter lighting. Glazed splashback behind sink and gas hob.

Family/Dining room

Wood flooring that continues from hallway. Three upright column radiators in anthracite. Inset pebble effect electric fire. Inset space for wall mounted tv/media centre. Spot lights to ceiling. Large roof lantern with feature perimeter lighting. Two white UPVC double glazed windows to rear. Double glazed patio doors onto garden.



UTILITY ROOM /CLOAKROOM

Features storage units in white high gloss with a grey working surface above. Space for washing machine and tumble drier. Close coupled top flush WC. Sink with vanity unit & storage cupboard below and mixer tap. Tiled floor. Part tiled walls. Vertical column radiator in anthracite. Spot lights to ceiling. Extractor.

FIRST FLOOR LANDING

White UPVC double glazed window to side in obscure glass with fitted shutters. Coving to ceiling. Access to the loft via drop down ladder. Loft is fully boarded and has power and lighting and houses combination boiler. Loft also has a Velux style window facing onto the rear of the property.

BEDROOM ONE

Features full height fitted wardrobes in white high gloss. White UPVC double glazed bay fronted window to front with fitted shutters. Double radiator.

BEDROOM TWO

Fitted wardrobes in white high gloss. Coving to ceiling. Radiator. White UPVC double glazed window to rear with fitted shutters. Cast iron fireplace in white (Not in use).

BEDROOM THREE

Features white UPVC window to front with fitted shutters. Single radiator.

FAMILY BATHROOM

Fitted with a bath with wall mounted controls. Corner shower cubicle with glazed sliding doors, wall mounted controls and shower attachment. Top flush WC. Pedestal sink with mixer tap. Tiled walls. Tiled floor. Chrome heated towel rail. White UPVC double glazed window to rear in obscure glass with fitted shutters. Spot lights to ceiling.







Bramble Road, Hertfordshire AL10

Total Area: 131.6 m² ... 1416 ft²

All measurements are approximate and for display purposes only

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FRONT OF PROPERTY

Low brick wall to front with evergreen hedging. Mixed borders. Large gravelled driveway with parking for several vehicles. Access to garage via up and over door. External lighting.

GARAGE

Power and lighting. Can be accessed from the hall or from up and over door to front.

Freehold. Council tax band E - Welwyn and Hatfield council.

Property Information

We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation.

All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.

REAR GARDEN

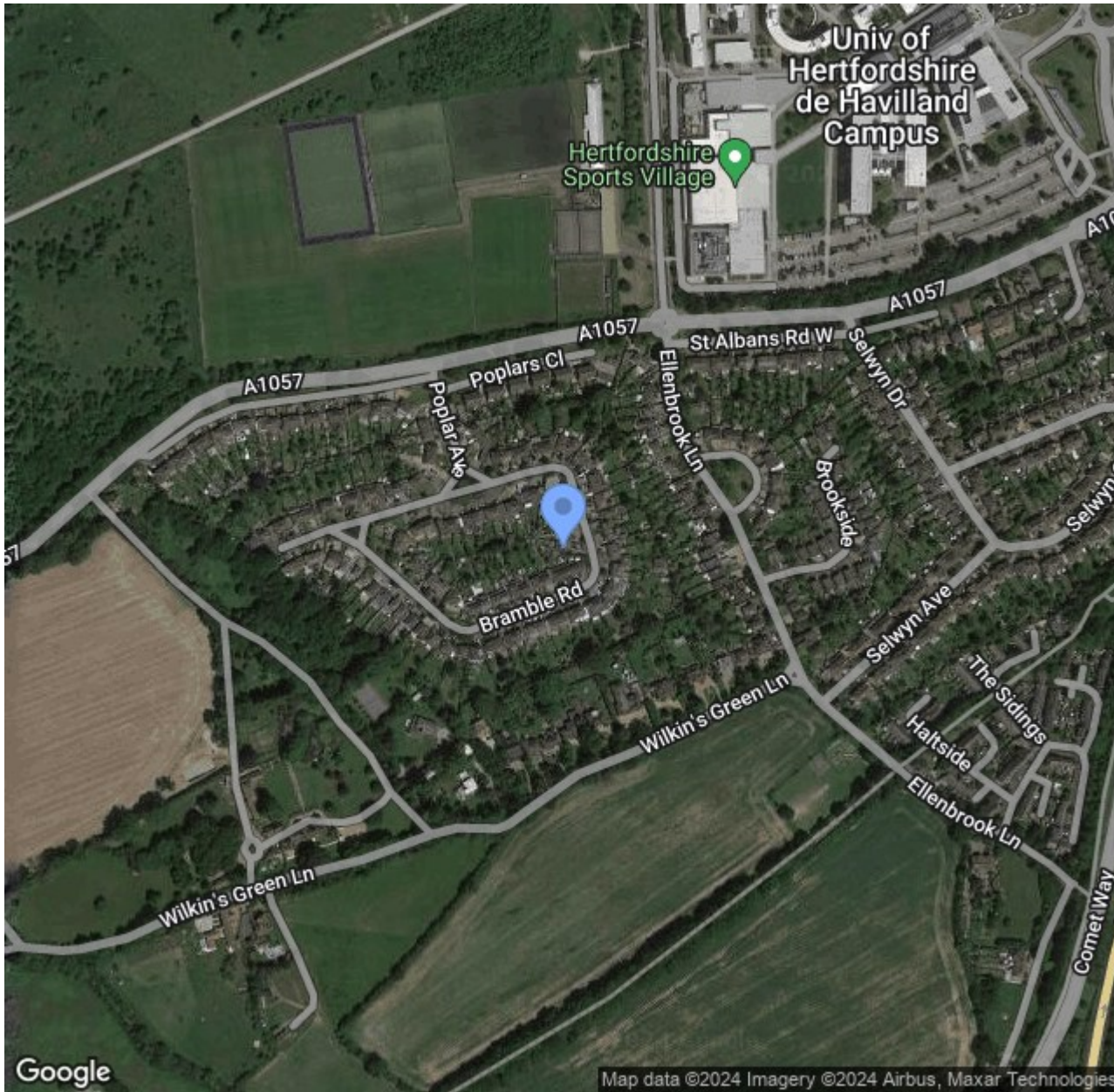
60'0" (18.29m)

South east facing with large patio area, outside tap and lighting. Central lawn section with mixed borders, pergola and large timber storage unit to rear with power and lighting.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
View energy efficient - lower running costs		View environmentally friendly - lower CO ₂ emissions	
86	86	86	86
84-85	84-85	84-85	84-85
82-83	82-83	82-83	82-83
80-81	80-81	80-81	80-81
78-79	78-79	78-79	78-79
76-77	76-77	76-77	76-77
74-75	74-75	74-75	74-75
72-73	72-73	72-73	72-73
70-71	70-71	70-71	70-71
68-69	68-69	68-69	68-69
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England & Wales EU Directive 2002/91/EC



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