



32 Bell Lane, Brookmans Park, Herts, AL9 7AY
£830,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

This pretty FOUR BEDROOM SEMI DETACHED HOUSE situated in quiet country road backing and facing fields. Features lounge, dining room, third reception room, downstairs WC, integral garage and attractive westerly 108' rear garden.



- FOUR BEDROOM SEMI DETACHED HOUSE
- 108' WESTERLY GARDEN
- LOUNGE
- DINING ROOM
- THIRD RECEPTION ROOM
- GARAGE
- OFF STREET PARKING
- COUNTRYSIDE VIEWS
- FREEHOLD
- COUNCIL TAX BAND F



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Front door with diamond double glazed frosted window opening into:

ENTRANCE HALL

Double radiator. Frosted double glazed window to front.

LOUNGE

13'10" x 13' (4.22m x 3.96m)

Feature fireplace with coal or wood burning grate and marble hearth. Double glazed leaded light window to front. Double radiator. TV aerial point. Wall light points.

KITCHEN/BREAKFAST ROOM

26' x 7'7" (7.92m x 2.31m')

Kitchen area

Range of wall and base units featuring cupboards and drawers in cream with granite effect working surfaces, splashback and window sill. Single drainer stainless steel sink. Space for a electric cooker. Integrated larder fridge and dishwasher. Leaded light double glazed window to rear. Tiled effect floor covering. Single radiator. Access door to under stairs storage area and garage.

Dining area

Further single radiator. Archway to:

REAR RECEPTION

13'6" x 10'7" (4.11m x 3.23m')

Double glazed windows and sliding doors to rear garden. Double radiator. Tv aerial point. Wall light point. Two double radiators. Sliding door to:

REAR LOBBY

High level double glazed leaded light window to side. Door to :

DOWNSTAIRS CLOAKROOM

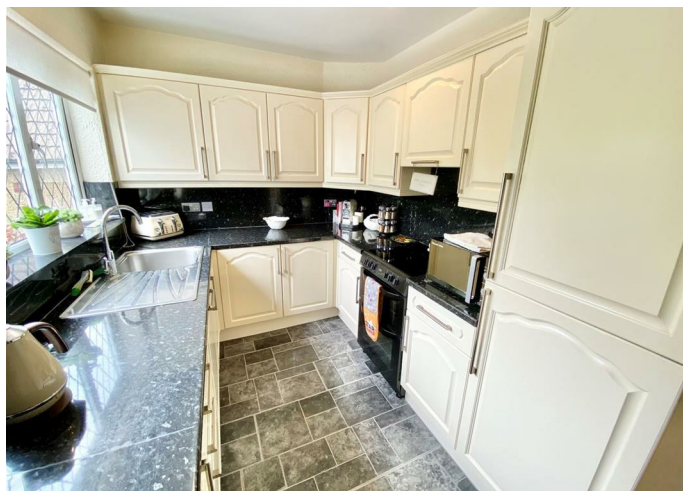
White suite comprising top flush WC. Vanity top wash basin with cupboards below. Electric panel heater. Tile effect floor covering. High level leaded light double glazed window to side.

FIRST FLOOR SPLIT LANDING

Double radiator. Access to loft

BEDROOM ONE

15'4"(shortening to 14') x 9'10" (4.67m(shortening to 4.27m) x 3.00m)
Fitted wardrobes. Single radiator. Leaded light double glazed window to front with countryside views. Wall and bedside light points. Built in wardrobe with hanging rail and shelf.



BEDROOM TWO

11' x 8'4 (3.35m x 2.54m)

Single radiator. Leaded light double glazed window to rear with countryside views.

SPLIT LANDING TWO

Frosted leaded light and part stained window to side.

BEDROOM THREE

9'3 x 8'3 (2.82m x 2.51m)

Single radiator. Leaded light double glazed window to front with countryside views.

BEDROOM FOUR

8'3 x 7'6 (2.51m x 2.29m)

Single radiator. Double glazed leaded light window to rear with countryside views. Built in cupboard housing hot water tank and cupboard above.

BATHROOM

Suite comprising bath with shower attachment. Pedestal wash basin. Top flush WC. Bidet. Wood effect flooring. Leaded light double glazed window to rear. Chrome heated towel rail.

INTEGRAL GARAGE

17'2 x 8'4 (5.23m x 2.54m)

Up and over door to front. Leaded light double glazed window to side. Wall mounted Worcester gas central heating boiler. Space for washing machine and tumble dryer. Fitted water softener. Lighting and power. This garage could be converted into another room subject to usual building regulations.

EXTERIOR REAR

108' depth approximately (32.92m depth approximately)

Backing Westerly and on to fields. Starting from the rear of the property with crazy paved patio with lighting and water points. Slightly raised wall edged flower beds. Remainder of the garden is mainly lawn and stepping stone path. Deep shaped edged flower/ shrub borders which are well stocked. Final third of the garden has been carefully divided creating a further lawned area, timber garden shed, timber framed greenhouse and small growing area for vegetables. Access to front via concrete path and timber gate.

EXTERIOR FRONT

Predominately gravelled independent driveway with parking for vehicles. Well tended lawn. Deep shrub border with well established rhododendron. Attractive retaining rockery to front.

Freehold. Council Tax band F

Property Misdescriptions Act

As Agents we have not tested any apparatus, equipment,







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Total Area: 123.4 m² ... 1328 ft² (excluding garden)

All measurements are approximate and for display purposes only

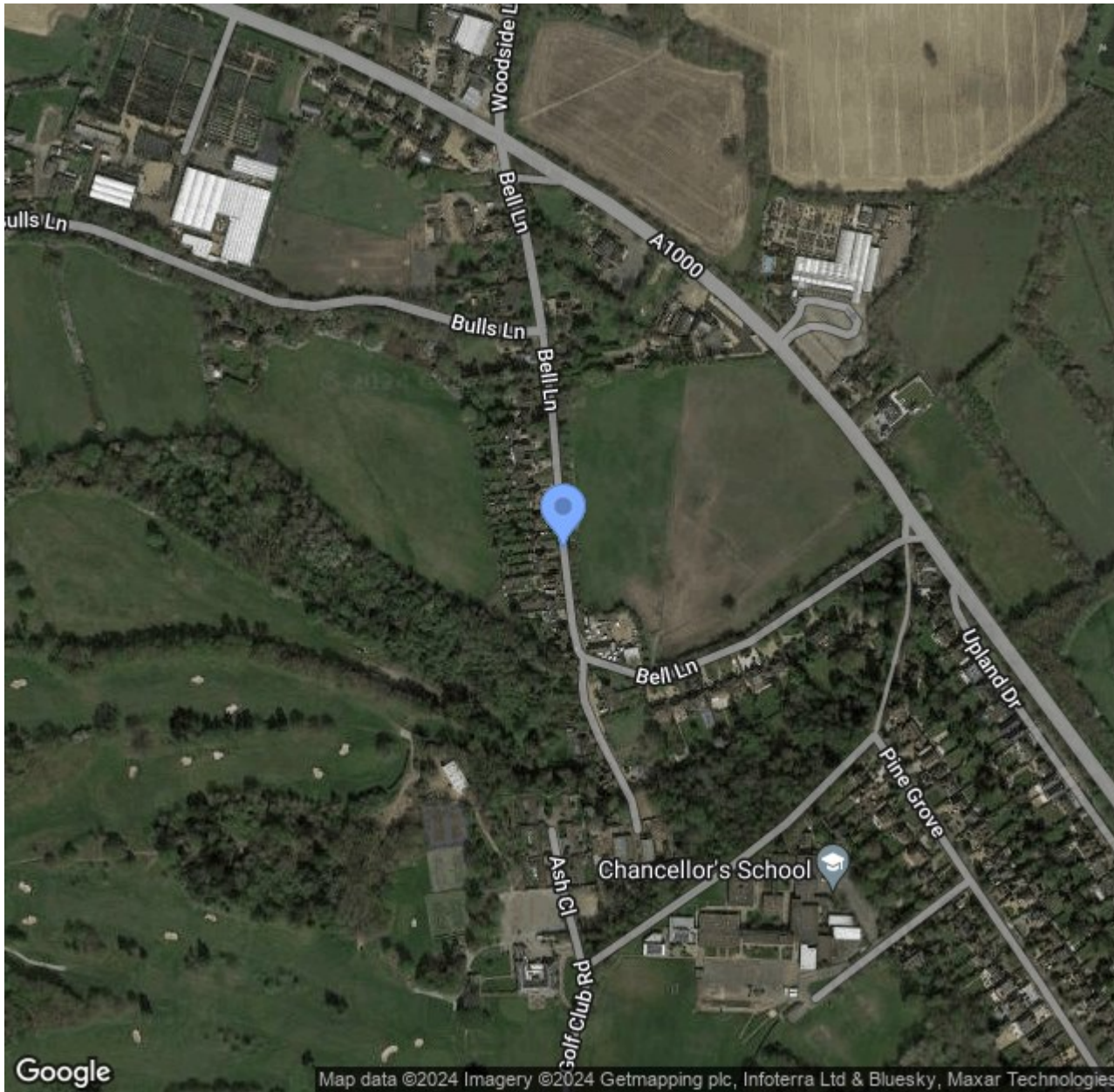


to its availability and also request clarification or information on any points of particular interest to you to save you a wasted journey.

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



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	
A		A	
101-120		101-120	
B		B	
81-100		81-100	
C		C	
61-80		61-80	
D		D	
41-60		41-60	
E		E	
21-40		21-40	
F		F	
1-20		1-20	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
77	58		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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