



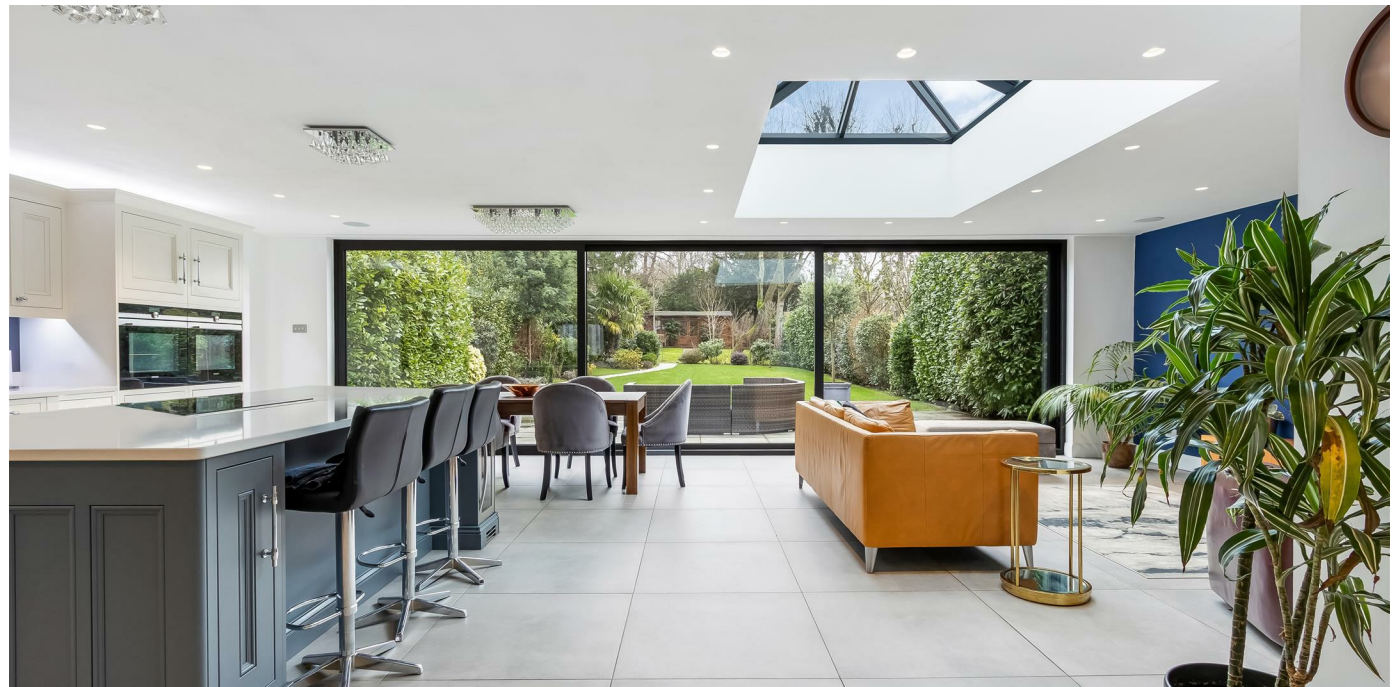
**40 Bradmore Way, Brookmans Park, Herts, AL9 7QX**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

Backing Brookmans Park Golf Course this beautifully presented 4 Bedroom Detached House with 3 En suites, Magnificent Kitchen Family Room separate Lounge and study. Features an Extensive 147' x 40' Rear garden with 250 sq, ft Home Office/Summer House. Total plot is just over 1/5th of an Acre. VIEWING ESSENTIAL



- BACKING GOLF COURSE
- 3 EN SUITES
- MAGNIFICENT KITCHEN FAMILY ROOM
- EXTENSIVE GARDENS 147' x 40'
- OVER 1/5 ACRE PLOT
- BEAUTIFULLY PRESENTED
- SEPERATE LOUNGE & STUDY
- DETACHED HOME OFFICE 250 SQ.FT
- FREEHOLD
- WELWYN AND HATFIELD COUNCIL - BAND G



Panelled entrance door with frosted double glazed sidelights opens into:

### ENTRANCE HALL

Tiled floor with underfloor heating, double glazed window to side.

### GROUND FLOOR CLOAKROOM

White suite comprising concealed cistern w.c. and wash basin bowl set on wooden vanity top with mixer tap, frosted double glazed window to side, tiled floor with underfloor heating, tiled walls,, extractor fan.

### KITCHEN/FAMILY/DINER/LOUNGE

30'3 x 24'5 (9.22m x 7.44m)

Kitchen area:

Range of white panelled wall and base units featuring cupboards and drawers, contrasting island unit in slate grey also featuring cupboards and drawers, quartz worktops and upstand with inset Belfast sink and Quooker mixer tap for boiling and ordinary water, Neff ceramic induction hob and concealed extractor set into island work surface, integrated twin Siemens fan ovens, Neff dishwasher, space and plumbing for American style fridge/freezer, mirrored splashback, double glazed window to side, tiled floor with underfloor heating,, ceiling spotlights and speakers.

Family/Dining area:

Continuation of tiled floor with underfloor heating, triple width patio doors to rear, double glazed ceiling dome, ceiling spotlights and speakers, wall mounted tv aerial and power point, double glazed casement door to side,.

### STUDY

9'7 x 7'1 (2.92m x 2.16m)

Tiled floor with underfloor heating, double glazed window to side, ceiling spotlights.

### MOVIE ROOM/SNUG

13'6 x 11'10 (4.11m x 3.61m)

Wall mounted tv aerial and power point, ceiling spotlights, wall light points, double glazed window to front.

### UTILITY ROOM

18'4 x 4'10 (5.59m x 1.47m)

Range of white hi-gloss units with quartz effect working surfaces, single drainer stainless steel sink, space for washing machine, tumble dryer and fridge/freezer, tiled floor with underfloor heating, tiled splashback, single radiator, double glazed window and casement door to side, extractor fan, ceiling spotlights, personal door to garage.

### FIRST FLOOR LANDING

Approached via a turn flight staircase from the entrance hall, frosted double glazed window to side, ceiling spotlights.

### BEDROOM ONE

12'4 x 11'9 (3.76m x 3.58m)

Double radiator, double glazed window to front, ceiling spotlights, wall mounted t.v. power point.

### DRESSING ROOM/CLOSET

6'5 x 5' (1.96m x 1.52m)

Ceiling spotlights, fitted shelves and hanging rails.



### EN-SUITE SHOWER ROOM

6'7 x 6'4 (2.01m x 1.93m)

White suite comprising wall mounted w.c. with concealed cistern, wall mounted wash basin, wet room shower with glass screen, overhead and hand held shower, tiled walls and floor with electric underfloor heating, chrome heated towel rail, ceiling spotlights, wall mounted mirror, extractor fan, double glazed window to front..

### BEDROOM TWO

12'10 extending to 17'9 x 12'4 (3.91m extending to 5.41m x 3.76m)

Double width double glazed sliding doors to rear with Juliette balcony and views across the garden and nearby lake, wall mounted feature mirror fronted radiator.

### EN-SUITE SHOWER ROOM

6'5 x 4'5 (1.96m x 1.35m)

Wall mounted w.c. with concealed cistern, wall mounted wash basin, walk-in wet room shower with glass screen, overhead and hand held shower, extractor fan, ceiling spotlights, frosted double glazed window to side, tiled walls and floor with electric underfloor heating, chrome heated towel rail.

### BEDROOM THREE

11'9 x 11'7 (3.58m x 3.53m)

Double radiator, double glazed window to rear with views across the gardens, wall mounted t.v. power point,, ceiling spotlights.

### DRESSING ROOM/CLOSET

6'5 x 5' (1.96m x 1.52m)

Ceiling spotlights, fitted shelf and hanging rail units.

### EN-SUITE SHOWER ROOM

6'7 x 6' (2.01m x 1.83m)

White suite comprising wall mounted w.c. with concealed cistern, wall mounted wash hand basin, wet room shower with glass screen, overhead and hand held shower, ceiling spotlights, extractor fan, tiled walls and floor with electric underfloor heating, chrome heated towel rail, double glazed window to rear.

### BEDROOM FOUR

9'8 x 9'5 (2.95m x 2.87m)

Double glazed window to front, ceiling spotlights, double radiator.

### BATHROOM

8'1 x 6'2 (2.46m x 1.88m)

White suite comprising whirlpool bath with hand held shower, vanity top wash basin bowl on wooden vanity unit with drawer below, wall mounted w.c. with concealed cistern, tiled walls and floor, chrome heated towel rail, ceiling spotlights, frosted double glazed window to side.

### EXTERIOR

#### BEAUTIFULLY LANDSCAPED REAR GARDEN

147' x 40'; (44.81m x 12.19m);

Backing easterly onto Brookmans Park golf course with direct views onto the lake. Immediately adjoining the rear of the property is a full width paved patio with external lighting points. The garden is mainly laid to lawn with flower and shrub borders to either side, winding pathway extends over the brook and divides the garden area. Behind the brook is a further lawned area with various mature trees and path leading to:







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Total Area: 214.6 m<sup>2</sup> ... 2310 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



### INTEGRAL GARAGE

13'5 x 9'5 (4.09m x 2.87m)  
 Electric roll up door, light and power connected, Megaflow pressurised hot water tank and wall mounted Worcester gas central heating boiler, personal door to utility room.

Freehold - Council Tax Band G - Welwyn & Hatfield 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.

### HOME OFFICE/SUMMERHOUSE

18'9 x 13 (5.72m x 3.96m)

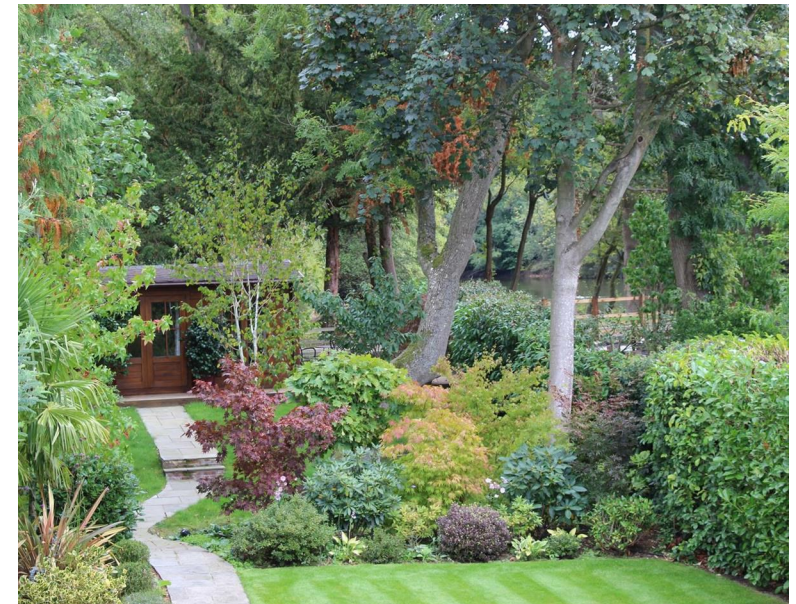
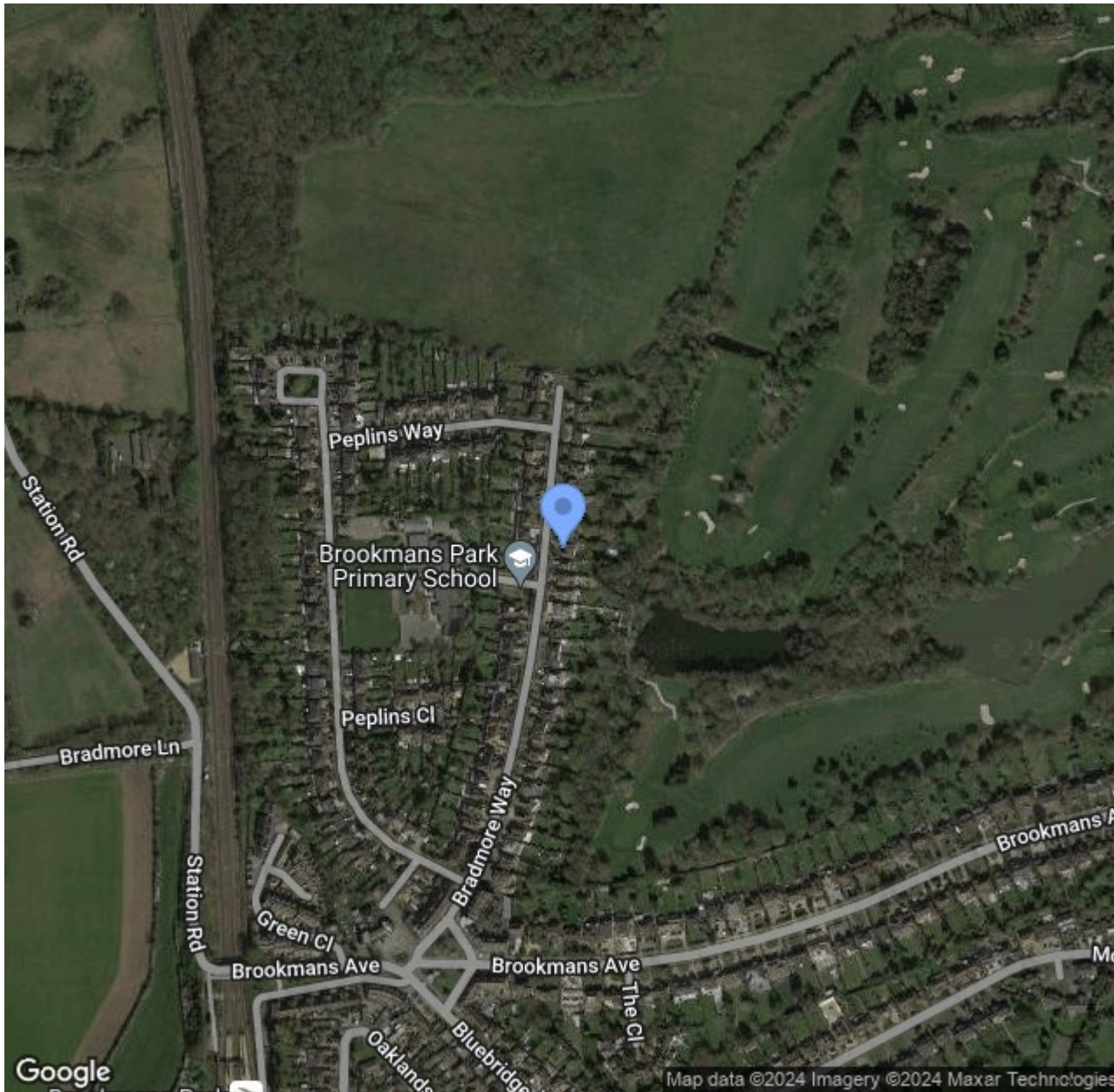
Laminate wood effect flooring, double glazed windows to front and sides, double width part double glazed casement doors to front, verandah, light and power connected, electric heater, The verandah extends to one side of the building which has views onto the golf course and nearby lake.

### FRONT

Twin pedestrian side access via timber gates, external lighting points, water point. Independent driveway provides off road parking and leads to:



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
71	80		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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