



49 Bradmore Way, Brookmans Park, Herts, AL9 7QY
£1,296,500

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Backing Westerly and situated minutes walk from Brookmans Park primary school and village centre with station and local shops. This FIVE BEDROOM DETACHED HOUSE features three reception rooms, kitchen/ breakfast room, large integral garage, solar panels and 83' x 45' Westerly rear garden.



- FIVE BEDROOM DETACHED HOUSE
- WESTERLY 83' X 45' REAR GARDEN
- THREE RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- ENSUITE TO MASTER BEDROOM
- GROUND FLOOR SHOWER ROOM
- WALKING DISTANCE TO SHOPS AND STATION
- CLOSE TO SCHOOLS
- OFF STREET PARKING
- COUNCIL TAX BAND G - WELWYN AND HATFIELD DISTRICT COUNCIL



Panelled front door opening into:

ENTRANCE HALL

19'6 x 6'8 (5.94m x 2.03m)

Oak flooring. Double radiator. Frosted double glazed windows to front. Double glazed window to side. Under stairs cloaks cupboard with light and hanging rail and houses electricity meter. Second under stairs cupboard housing gas meter.

THROUGH LOUNGE DINING ROOM

24'9 x 13'5 (7.54m x 4.09m)

13'5 narrowing to 11'

Feature fireplace with gas living flame fire and granite hearth. Leaded light double glazed window to front. Decorative cornice and ceiling rose. Obscure double glazed window to side. Two single radiators.

CONSERVATORY

17'10 x 8'9 (5.44m x 2.67m)

8'9 widening to 9'1

Double glazed windows to side and to rear. Double width double glazed casement doors to rear garden. Tiled floor. Double radiator. Wall light points. Double glazed dome roof.

RECEPTION ROOM TWO

15'3 x 11'4 (4.65m x 3.45m)

Wood block flooring. Double glazed casement door to side. Double glazed window to rear. Wall light points. Two double radiators. Fitted book shelf with cupboards below and display shelving to either side.



KITCHEN/BREAKFAST ROOM

25'6 x 8'2 (7.77m x 2.49m)

8.2 widening to 15.2

Modern range of satin grey shaker style wall and base units featuring cupboards and drawers. Wooden work tops and inset Lamona ceramic hob. Stainless steel one and a half bowl sink. Lamona electric fan oven and warming drawer. Integrated microwave. Integrated Bosch dishwasher. Integrated fridge freezer. Concealed Worcester gas central heating boiler. Wood effect floor covering. Double radiator. TV aerial point. Wall light points. Velux double glazed sky light. Access door to garage. Double radiator. Feature double radiator.

DOWNSTAIRS SHOWER ROOM

11'7 x 3'8 (3.53m x 1.12m)

White suite comprising shower base, pedestal wash basin & close coupled WC. Concealed double radiator. Tiled floor and splashbacks.

FIRST FLOOR SPLIT LANDING ONE

Approached from hallway.

BEDROOM TWO

12 x 11'2 (3.66m x 3.40m)

Fitted wardrobes and dressing table. Leaded light double glazed window to front.

BEDROOM THREE

11'10 x 11'2 (3.61m x 3.40m)

Dual aspect with double glazed windows to side and rear. Single radiator.

BATHROOM

9' x 8'7 (2.74m x 2.62m)

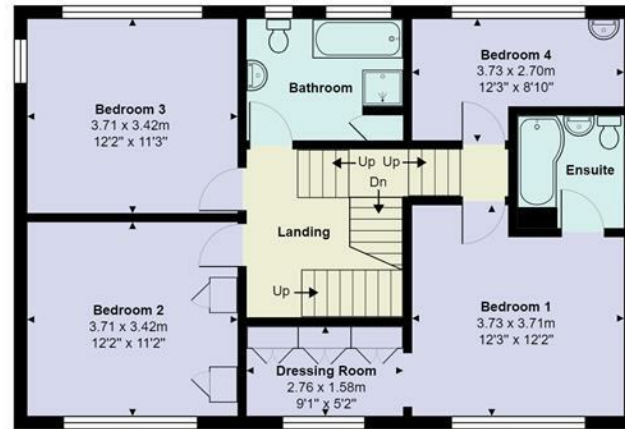
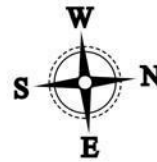
White suite comprising bath, shower base, top flush WC and pedestal wash basin. Tiled floor. Half tiled walls. Single radiator. Built in cupboard with hot water tank and wooden slatted shelves. Two frosted double glazed windows to rear. Wall mounted electric heater.



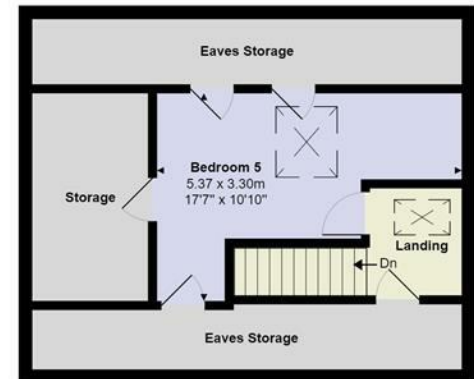




Ground Floor
 Area: 136.8 m² ... 1472 ft²



First Floor
 Area: 73.6 m² ... 793 ft²



Second Floor
 Area: 46.8 m² ... 503 ft²



Bradmore Way, Brookmans Park, AL9 7QY

Total Area: 257.1 m² ... 2768 ft²

All measurements are approximate and for display purposes only



DRESSING ROOM

9' x 7'4 (2.74m x 2.24m)
Single radiator. Leaded light double glazed window to front. Fitted wardrobes and dressing table.

ENSUITE BATHROOM

6'4 x 6'4 (1.93m x 1.93m)
White suite comprising shower/bath with mixer tap, shower attachment and glass shower screen. Wall mounted wash basin. Top flush WC. Tiled walls and floor. Heated towel rail. Underfloor heating. Secondary glazed frosted window to side. Extractor fan.

BEDROOM FOUR

12'5 x 6'5 (3.78m x 1.96m)
6'5 widening to 8'5
Single radiator. Secondary glazed window to rear. Fitted desk and cupboards. Wash basin.

SECOND FLOOR LANDING

Approached by first floor landing by a straight flight staircase. Double glazed Velux skylight to side. Access to eaves storage.

SPLIT LANDING TWO

BEDROOM ONE

12'5 x 11'10 (3.78m x 3.61m)
Double radiator. Leaded light double glazed window to front. Archway to:



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
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England & Wales 2009/10 E.C.

BEDROOM FIVE

17'7 x 7'6 (5.36m x 2.29m)
7'6 widening to 10'9. Some head width restriction.

Eaves storage cupboards. Double radiator. Double glazed Velux skylight to rear with distance countryside views. Door to:

LOFT STORAGE ROOM

109 x 4'9 (33.22m x 1.45m)
Restricted headroom. Lighting. Solar panel control settings.

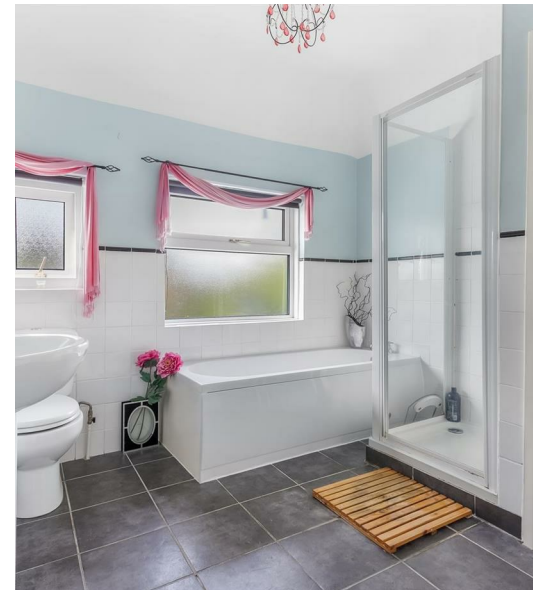
INTEGRAL GARAGE

22'4 x 15'5 (6.81m x 4.70m)
Narrowing 16'6 and shortening to 15'3

Automated up and over door with frosted double glazed panels to front. Two Velux skylights giving natural light. Fitted worktop, base units and wall units. Single drainer sink. Space for washing machine. Double radiator. Lighting and power.

REAR GARDEN

83' x 45' (25.30m x 13.72m)
Backing Westerly. Starting from the rear of the property with full width two level patio. External water and lighting points. Garden is predominately lawn with stepping stone path. Curving deep flower and shrub borders to either side. To the rear of the garden is a line of conifer trees. Timber garden shed. Further patio area. Access to front via sideway and metal gate.



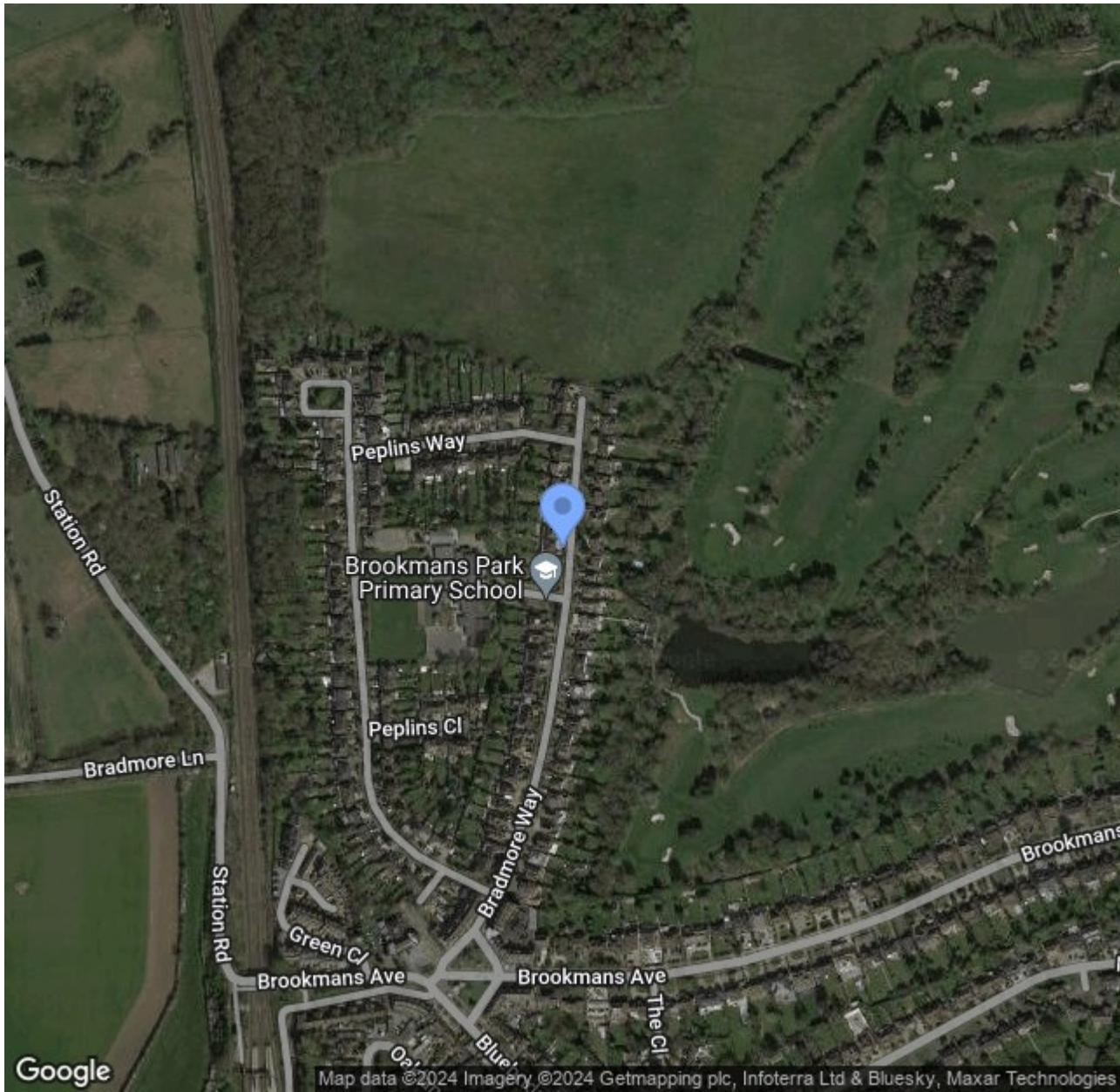
EXTERIOR FRONT

Lawn area. Tarmac drive. External lighting points. Retained by low wall. With hedges to either side.

Tenure - Freehold. Council tax band G - 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





79 Bradmore Green, Brookmans Park, Herts., AL9 7QT
t. 01707664549 | e. sales@duncanperry.co.uk |

