



27 Woodlands, Brookmans Park, Herts, AL9 7AN

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Situated in a quiet cul-de-sac with good access to popular schools and transport links this five bedroom detached house features a spacious lounge, kitchen/dining room, study and cloak room. The property also features an en suite shower room, a large double garage and a beautiful rear garden. Viewing highly recommended.



- FIVE BEDROOM DETACHED HOUSE
- SITUATED IN A QUIET CUL-DE-SAC
- GOOD ACCESS TO POPULAR SCHOOLS AND TRANSPORT LINKS
- SPACIOUS LOUNGE
- KITCHEN / DINING ROOM
- DOWNSTAIRS CLOAKROOM
- STUDY
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- LARGE DOUBLE GARAGE AND OFF STREET PARKING
- COUNCIL TAX BAND G - WELWYN AND HATFIELD DISTRICT COUNCIL



Composite front door with double glazed obscure glass side light. Opens into

HALLWAY

Coving and spotlights to ceiling. Wooden flooring. Radiator. Turn flight of stairs to first floor. White UPVC double glazed Georgian style window to front. Storage cupboard with double wooden doors, hanging rail and houses consumer unit and electricity meter. Doorway to

CLOAKROOM

Features sink set within vanity unit with corner mounted mixer tap. Close coupled top flush W.C. Part tiled walls Tiled floor. White UPVC double glazed obscure glass Georgian style window to front. Spotlight to ceiling. Radiator.

LOUNGE

Double doors opening into lounge. Coving and spotlights to ceiling. Two double radiators. Feature gas fireplace with limestone surround and modern steel basket. White UPVC double glazed Georgian style window to rear. White UPVC double glazed patio doors with matching side lights opening onto rear garden.

STUDY

Continuation of wooden flooring from lounge. Coving and spotlights to ceiling. Single radiator. White UPVC double glazed Georgian style window to side.

KITCHEN / DINER

Kitchen section

Range of wall, drawer and base units in cream with black quartz working surfaces above with matching upstands. NEFF 5-ring ceramic hob with concealed NEFF extractor above. Stainless steel NEFF double oven. Integrated NEFF dishwasher. Integrated fridge. Integrated freezer. Stainless steel recessed Franke double sink with mixer tap and food waste disposer. Central island unit to match kitchen with seating for three. Glazed wine cooler concealed in kitchen unit. Worcester boiler. Spotlights and coving to ceiling. White UPVC double glazed Georgian style window to rear. Tiled flooring extending through to

Dining room section

Wall lights. White UPVC Georgian style patio doors to rear with matching side lights. Double radiator. Wall mounted TV point, White UPVC double glazed Georgian style door leading to side of property. Utility cupboard housing washing machine and tumble dryer.

FIRST FLOOR LANDING

Coving to ceiling. Access to loft. Storage cupboard with shelving. Covered radiator. Further storage cupboard housing pressurised water cylinder. White UPVC double glazed Georgian style window to front.



BEDROOM ONE

Features fitted wardrobes in white with display shelving to side. Storage cupboards with double opening doors in white. Single radiator. White UPVC double glazed Georgian style window to rear and to side. Doorway through to

EN-SUITE SHOWER ROOM

Features large shower cubicle with double opening glazed sliding doors. Wall mounted controls. Fixed overhead shower and separate handheld shower attachment. Sink set within vanity unit with mixer tap and storage drawers below. Illuminated mirror above the sink. Close coupled top flush W.C. Tiled walls. Tiled floor. White UPVC double glazed obscure glass Georgian style window to rear.

BEDROOM TWO

Coving to ceiling. White UPVC double glazed obscure glass windows to front and to rear. Access via drop down ladder to own self contained loft space which is fully boarded and has lighting.

BEDROOM THREE

White UPVC double glazed Georgian style window to front. Single radiator.

BEDROOM FOUR

White UPVC double glazed Georgian style window to front. Single radiator. Storage cupboard with shelving and hanging rail.

BEDROOM FIVE

White UPVC double glazed Georgian style window to front. Single radiator.

FAMILY BATHROOM

Fitted with white suite comprising bath with mixer tap. Pivoting glazed shower screen. Wall mounted shower controls. Pedestal sink with mixer tap. Close coupled top flush W.C. Chrome heated towel rail. Tiled walls. Tiled floor. White UPVC double glazed obscure glass Georgian style window to front.

REAR GARDEN

40' x 80' (12.19m x 24.38m)

Access via dining room or lounge. Lead out onto large patio area in Indian sandstone. This extends to either side of the property. One side has gated access to front of property. To the other side there is access to garage. Garden is attractively planted with mixed flower borders some retained by raised dry stone walling. Outside lighting. Outside tap. Timber summerhouse. Central lawned section.

GARAGE

Access either from courtesy door to the rear or automated double opening door to the front. Housing gas meter. Power and lighting.

FRONT OF PROPERTY

Block paved driveway. Access to garage via double automated door. Attractive lawned area with mixed planting. Gated access to side of property. Open porch leading to front door. Enclosed storage area to left of property. Outside tap.







Woodlands, Hertfordshire AL9

Total Area: 206.5 m² ... 2223 ft² Inc. Garage

All measurements are approximate and for display purposes only

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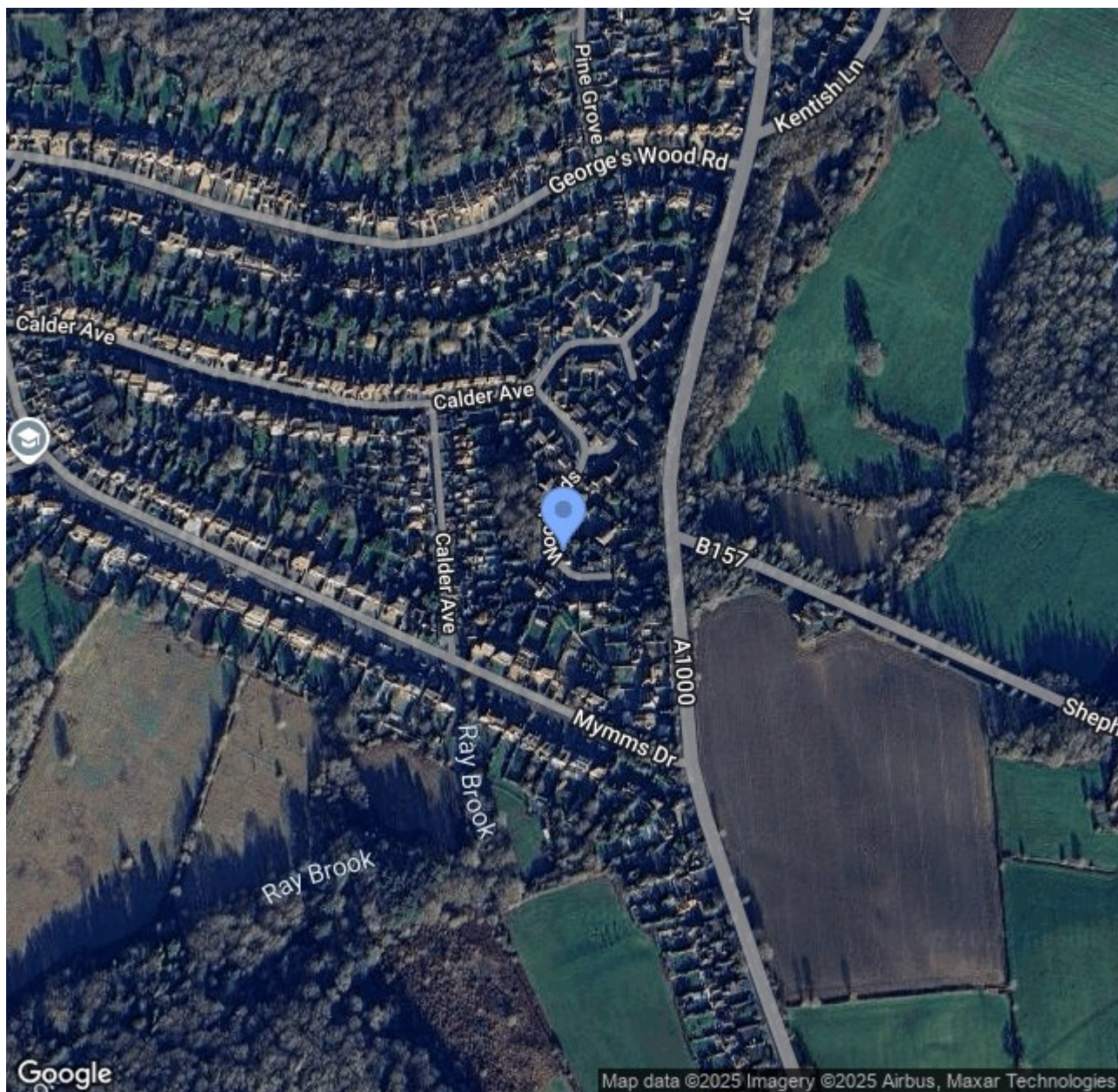
information given to us by the seller as we will not have had sight of the title documents. Before viewing a property, do please check with us as to its availability and also request clarification or information on any points of particular interest to you to save you a wasted journey.

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



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	
95-100	95-100	20-40	20-40
85-94	85-94	41-50	41-50
75-84	75-84	51-60	51-60
65-74	65-74	61-70	61-70
55-64	55-64	71-80	71-80
45-54	45-54	81-90	81-90
35-44	35-44	91-100	91-100
25-34	25-34	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
15-24	15-24		
1-14	1-14		
Not energy efficient - higher running costs	Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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

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