



**50 Westland Drive, Brookmans Park, Hatfield, AL9 7UQ**  
**Offers In Excess Of £899,999**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL



Situated minutes walk from Brookmans Park village centre with mainline railway station and shops. This well presented FOUR/FIVE BEDROOM CHALET BUNGALOW benefits from a magnificent kitchen/family dining room, with potential five bedrooms or three bedrooms and two further reception rooms. Property also features two bathrooms

and en-suite shower room, home office/media bar at end of 96' rear garden.



- FOUR/FIVE BEDROOM CHALET BUNGALOW
- CLOSE TO BROOKMANS PARK SHOPS AND STATION
- MAGNIFICENT KITCHEN/FAMILY DINING ROOM
- TWO BATHROOMS AND EN-SUITE
- 96' REAR GARDEN
- HOME OFFICE MEDIA BAR
- ANNEX ROOM
- OFF STREET PARKING
- TENURE - FREEHOLD - COUNCIL TAX BAND E - WELWYN AND HATFIELD COUNCIL
- VIEWING ESSENTIAL



Front door with opaque glazed panels opening into:

### ENTRANCE PORCH

Part frosted double glazed front door opening into:

### ENTRANCE HALL

Frosted double glazed windows to front. Laminate wood effect flooring. Frosted double glazed window to side. Double radiator. Under stairs storage cupboard. Built in cupboard housing space for washing machine and tumble dryer. LED ceiling spotlights. Underfloor heating.

### KITCHEN/FAMILY DINING ROOM

23'9" (lengthening 33'6") x 25' (7.24m (lengthening 10.21m) x 7.62m )

Kitchen area

Range of wall and base units comprising cupboards and drawers. Quartz working surfaces and upstands. Inset one and a half bowl sink unit and waste disposal. Bosch electric double oven and microwave. Integrated Beko dishwasher. Space for fridge freezer. Laminate wood effect flooring. LED ceiling spotlights. Splashback tiling. Concealed downlighters. Plinth lighting. Double glazed window to side. Double glazed casement door to side. Wall mounted chrome radiator. Island unit with inset five ring gas hob. Further radiator.

Family dining room

Continuing laminate wood effect flooring. Further feature radiator. Wall tv aerial and power point. LED ceiling spotlights. Ceiling speakers on Wi-Fi sound system. Double glazed ceiling dome. Underfloor heating. Six panel double glazed bi-fold doors to rear.

### SITTING ROOM/BEDROOM THREE

11'8" x 11'6" (3.56m x 3.51m)

Single radiator. Double glazed bow window to front.

### STUDY/BEDROOM FIVE

15'5" x 6'8" (4.70m x 2.03m)

Fitted desk unit and cupboard units with hanging rails and shelving. LED ceiling spotlights. Concealed electric consumer unit. Double radiator. Laminate wood effect flooring. Concealed gas meter. Double glazed window to front.

### DOWNSTAIRS SHOWER/BATHROOM

8'8" x 7'10" (2.64m x 2.39m )

Modern white suite comprising corner shower base with glass cubicle, overhead and hand shower. Top flush WC. Vanity topped wash basin with twin drawers below. Bath with shower mixer. Tiled walls and floor. Chrome heated towel rail. Two frosted double glazed windows to side. LED ceiling spotlights. Electric shaver point.





## FIRST FLOOR LANDING

Approached via turn flight staircase from hallway. Double glazed Velux skylight to front.

## BEDROOM ONE

13'6 x 9'8 (4.11m x 2.95m )

Measurement taken to the front of the fitted wardrobes. Wardrobes are one double width and two single widths with hanging rails and shelving. Fitted dressing table. Split level floor. Feature wall mounted radiator, Double glazed window to rear. LED ceiling spotlights. Wall mounted TV power point.

## EN-SUITE SHOWER ROOM

6'3 x 4'9 (1.91m x 1.45m)

White suite comprising shower base with glass cubicle, overhead shower, hand held shower and side jets. Concealed cistern WC. Wall mounted wash hand basin . Double width access doors with eaves storage. Double glazed Velux skylight to front. Mirror. Electric shaver point. Extractor fan. Ceiling spotlights. Electric underfloor heating. Tiled walls and tiled floor.

## BEDROOM TWO

11'5 x 10'4 (3.48m x 3.15m)

Length measurement taken to the back of the fitted wardrobe. Wardrobes are tow double width with hanging and shelves. Split level floor. Double glazed window to rear. Feature radiator. LED ceiling spotlights.

## BEDROOM FOUR

10'7 (lengthening to 12'7) x 7' (3.23m (lengthening to 3.84m) x 2.13m)

Some restrictive head room. Radiator. Double glazed Dorma window to front.

## BATHROOM

6'2 x 6'2 (1.88m x 1.88m)

Modern white suite comprising bath tub with mixer tap and shower attachment. Concealed cistern WC. Wall mounted wash hand basin. Tiled walls and tiled floor. Chrome heated towel rail. Electric shaver point. Double glazed Velux skylight to front. Extractor fan. Wall mounted mirror fronted bathroom television. Electric underfloor heating.

## EXTERIOR REAR

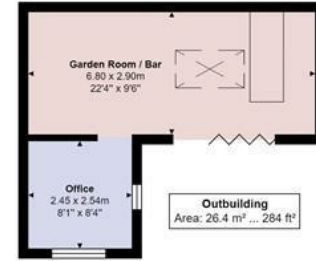
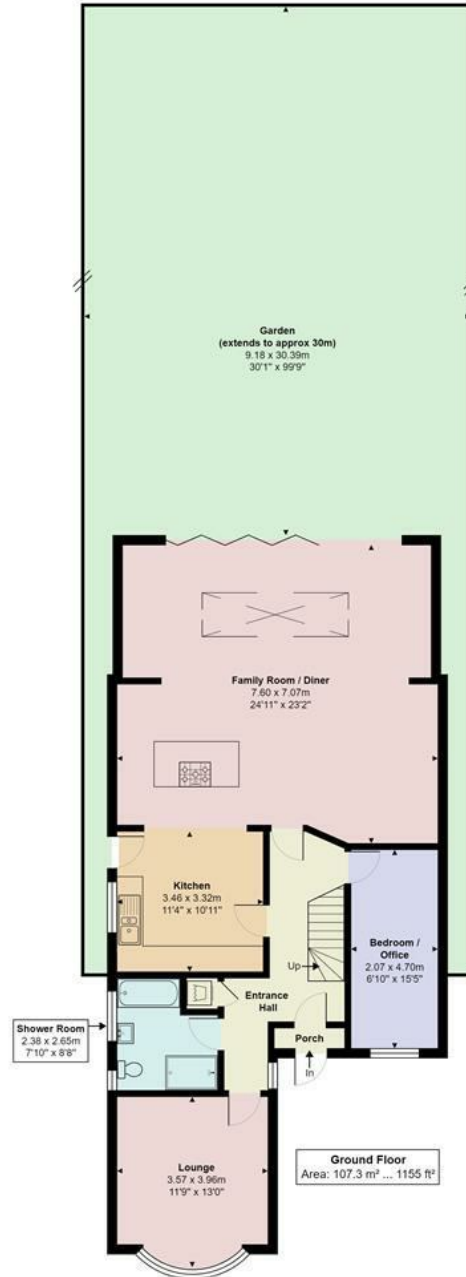
96' (29.26m )

Starting from the rear of the property with full width timber decking. External lighting points. Main lawn area which is extensive. Block paved pathway to one side. Well secluded by fencing and some hedging either side. To the rear of the property is:









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Total Area: 189.1 m<sup>2</sup> ... 2035 ft<sup>2</sup> (excluding garden)

All measurements are approximate and for display purposes only





### ANNEX ROOM

8'3 x 8' (2.51m x 2.44m)  
 Continuing flooring. Double glazed windows to front and to side. LED ceiling spotlights. Cedar cladding on exterior. Plastic decking across front in Inset LED uplighters and LED eaves downlighters.

### EXTERIOR FRONT

Access to front via sideway and timber gate from rear. Block paved driveway providing parking. Small flower bed with slate tipping's. External lighting points.

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.

### HOME OFFICE/MEDIA ROOM

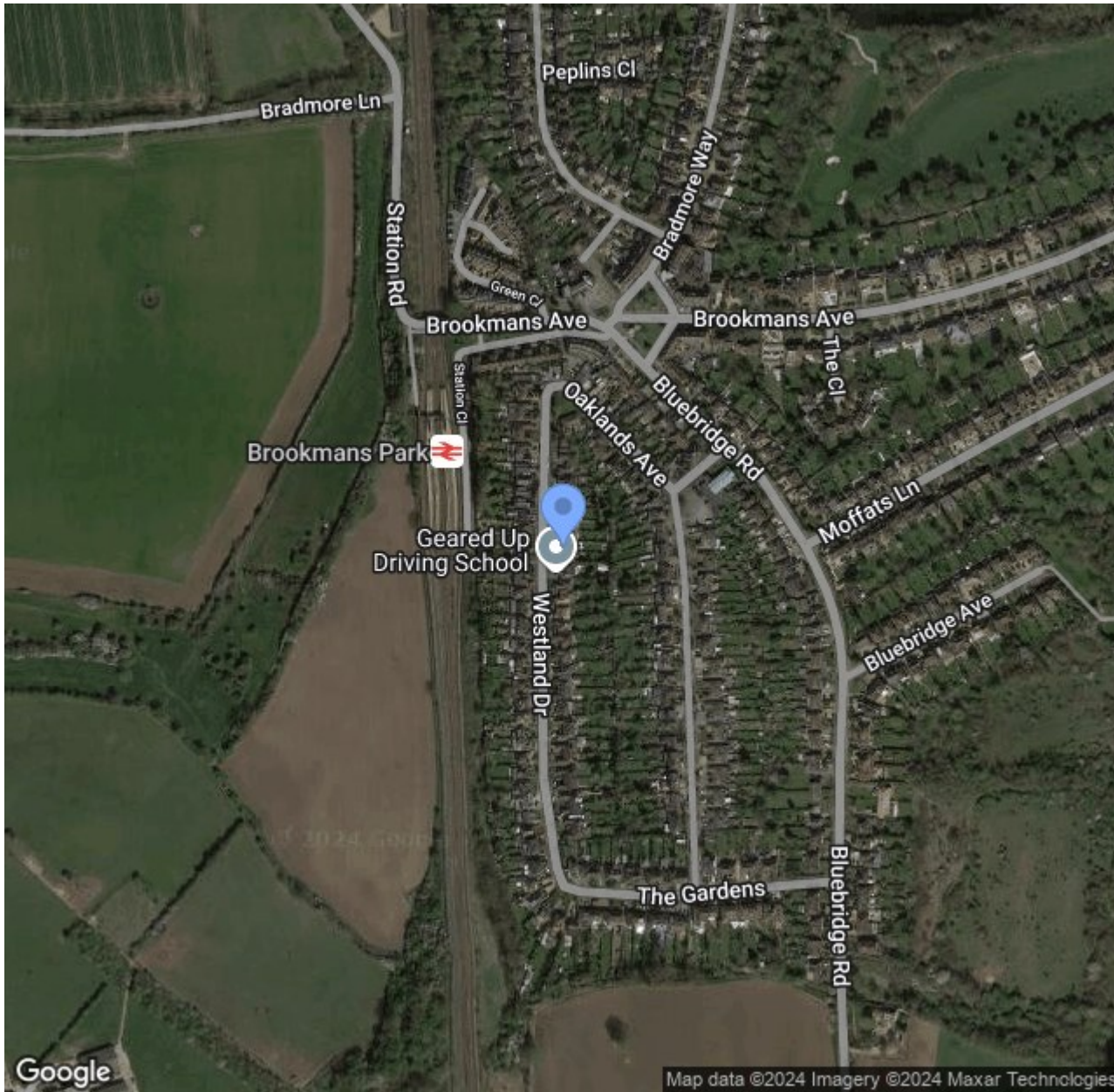
22'4 x 9'5 (6.81m x 2.87m )

Laminate wood effect flooring. Ceiling spotlights. Roof dome. Fitted bar with quartz work top and drinks shelf behind. Fitted 75" Television in wall tv recess. with concealed LED lighting. Fitted flame effect electric fire. Triple panel double glazed bi-fold doors to front. Cedar cladded. Plastic decking across front with inset LED uplighters and LED eaves downlighters. Doorway to:



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 81 (A)	Very energy efficient - lower running costs 92 (A+)	Very environmentally friendly - lower CO <sub>2</sub> emissions 53 (B)	Very environmentally friendly - lower CO <sub>2</sub> emissions 61 (C)
81 (A)	92 (A+)	53 (B)	61 (C)
73 (B)	84 (A)	55 (B)	63 (C)
65 (C)	76 (B)	57 (B)	65 (C)
57 (D)	68 (C)	59 (B)	67 (C)
49 (E)	60 (D)	61 (C)	69 (C)
41 (F)	52 (E)	63 (C)	71 (C)
33 (G)	44 (F)	65 (C)	73 (C)
25 (G)	36 (F)	67 (C)	75 (C)
17 (H)	28 (G)	69 (C)	77 (C)
9 (H)	20 (H)	71 (C)	79 (C)
1 (I)	12 (I)	73 (C)	81 (C)
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions	Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC





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