



**3 Bed
Bungalow - Semi Detached
located in Brookmans Park**

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Westland Drive
Brookmans Park
AL9 7UG



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Offers Over £600,000

Situated in the heart of Brookmans Park, close to shops and railway station. This 1950s built THREE BEDROOM SEMI DETACHED BUNGALOW is in need of modernisation but does feature double glazing, gas central heating, 110 ft Westerly garden and brick built garage. The property is offered CHAIN FREE. Superb extension potential STP. Details from vendors sole agent.

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Panelled front door with frosted double glazed fan light opening into:

ENTRANCE HALL

20'7 x 5'2

Frosted double glazed window to front side. Double radiator. Telephone point. Double width built in cupboard housing electric meters and consumer unit. Further built in cupboard housing hot water tank.

LOUNGE/DINING ROOM

19' x 12'9

Fitted gas fire. TV aerial point. Double radiator. Double glazed window and casement doors to rear. Picture rail. Telephone point.

KITCHEN

10'5 x 10'

Range of wall and base units featuring cupboards and drawers. Work tops with inset single drainer sink unit. Part glazed display cupboards. Space for gas cooker. Space for washing machine. Space for fridge freezer. Wall mounted Potterton boiler. Single radiator. Half tiled walls. Tiled floor. Double glazed window and frost double glazed casement door to rear. Frosted double glazed window to side. Ceiling spotlights.

BEDROOM ONE

14'6 x 11'

Leaded light double glazed windows to front and side. Double radiator. Picture rail.

BEDROOM TWO

12' x 11'5

Picture rail. Single radiator. Leaded light double glazed window to front.

BEDROOM THREE

10' x 7'5

Single radiator. Leaded light double glazed window to side. Picture rail.

BATHROOM

5'6 x 5'1

White suite comprising bath with mixer taps and shower attachment. Wall mounted washbasin. Part tiled walls. Single radiator. Frosted double glazed window to side. Access to loft.

SEPARATE WC

Concealed cistern white suite. Frosted double glazed window to side.



EXTERIOR REAR

110' x 28'

Measured to the widest point which is to the rear of the garage. Backing Westerly. Starting from the rear of the property with paved patio leading to concrete path and lawn area. Timber potting shed to rear section of garden. Rear of the garden is well secluded by conifer trees. Shrubs and fencing to either side. Access to front via timber gate and shared drive way.

BRICK BUILT GARAGE

17'6 x 9'4

Automated up and over door to front. Leaded light double glazed window to rear. Frosted part leaded light double glazed casement door to side. Lighting and power.



EXTERIOR FRONT

Part paved and part lawn. External gas meter. Lighting points. Retained by low brick wall.

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.





Westland Drive, Hertfordshire AL9

Total Area: 86.1 m² ... 926 ft² (excluding garage)
 All measurements are approximate and for display purposes only

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

DIRECTIONS

Please refer to google maps using property postcode.

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