



7 Field View Rise, Bricket Wood, AL2 3RT
£759,500

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Situated in a Cul de sac in this desirable village location, this well presented FIVE BEDROOM SEMI DETACHED HOUSE is close to schools, shops and station. Property offers five bedrooms, kitchen/diner, utility, main bathroom and two En-suites and playroom. This property is very well presented and high spec including speaker system, air

conditioning and network points.



- FIVE BEDROOM SEMI DETACHED HOUSE
- WALKING DISTANCE TO LOCAL SCHOOLS, SHOPS AND STATION
- WELL PRESENTED AND HIGH SPEC
- KITCHEN/DINER
- LOUNGE
- UTILITY ROOM
- PLAYROOM
- AIR CONDITIONING AND UNDER FLOOR HEATING.
- MAIN BATHROOM AND TWO ENSUITES.
- FREEHOLD. COUNCIL TAX BAND E - ST ALBANS COUNCIL



Black composite front door with obscure side lights opening into:

PORCH

Spotlights to ceiling. Tiled floor with under floor heating. Oak door opening into:

HALLWAY

Oak with glass panelling straight flight staircase to first floor with feature lighting. Tiled floors with under floor heating. Coving to ceiling. Spotlights to ceiling. Oak doors to all rooms

LOUNGE

Engineered wooden flooring with under floor heating. Coving to ceiling. Spotlights to ceiling. Ceiling speakers. TV network points. UPVC double glazed window to front.

DOWNSTAIRS CLOAKROOM

White suite comprising concealed unit WC and side cupboard and drawer. White sink with vanity cupboard below and mixer tap. Tiled splashback. Extractor fan to ceiling. Spotlights to ceiling. Wood effect tiled floor with under floor heating.

KITCHEN/DINER

Kitchen area

Fitted with a range of cream wall, drawer and base units with black quartz working surfaces above and under counter lighting. Separate island with built in wine cooler and breakfast bar for two. Integrated Bosch fridge freezer. Integrated Neff double oven. Integrated Neff microwave. Neff induction hob with Neff stainless steel extractor above. Integrated Neff dishwasher. Cream glazed splashbacks. Inset Butler sink with grooved quartz drainer. Quooker boiling water tap and mixer tap. Wooden window to rear looking into playroom. Ceiling speakers. Spotlights to ceiling. Coving to ceiling. Bio oil wall fire. TV wall point. Tiled floors with under floor heating.

Diner area

Spot lights to ceiling. Speaker to ceiling. Coving to ceiling. Continuation of tiled floor with under floor heating. Aluminium anthracite bi fold doors opening onto patio with integrated silver blinds to rear.



UTILITY

Continuation of tiled floor with under floor heating. Anthracite aluminium courtesy door to rear garden. Range of cream wall, drawer and base units with black quartz working surface above. Cream glazed splashback with under counter lights. Space for washing machine. Space for tumble drier. Spot lights to ceiling. Coving to ceiling.

PLAYROOM/ SECOND RECEPTION ROOM

Velux window with integrated electric blinds and electric opening. Wood effect laminate flooring with electric underfloor heating (only room that under floor heating is electric rest water based).

Anthracite aluminium courtesy door to garden to rear. Anthracite aluminium bi fold doors to side with integrated silver blinds. Spot lights to ceiling. Mini mezzanine platform with rope ladder to reach.. Anthracite aluminium window to rear with silver integrated blind.

FIRST FLOOR LANDING

Spotlights to ceiling. Coving to ceiling. Oak staircase with glass panel continuing to landing area. Cupboard with shelving. Oak doors to all rooms. Further storage cupboard with contains thermostats to all rooms, control unit for under floor heating and shelving.

BEDROOM TWO

White UPVC window to front with electric roller blind. Daikin air conditioning unit. Spotlights to ceiling. Laminate wood effect flooring with under floor heating.

BEDROOM THREE

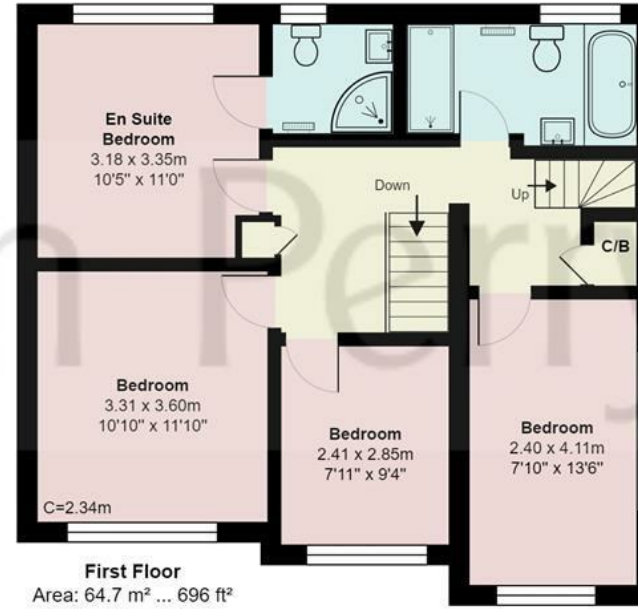
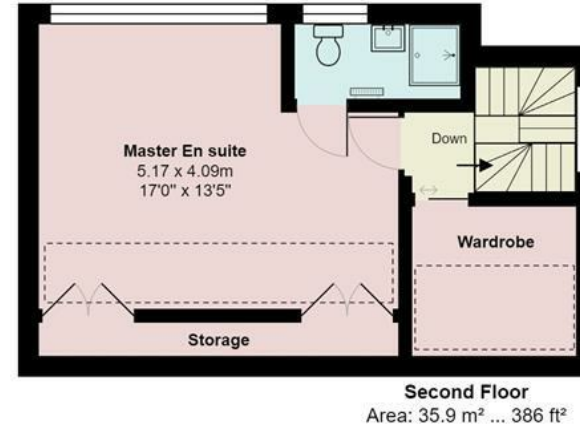
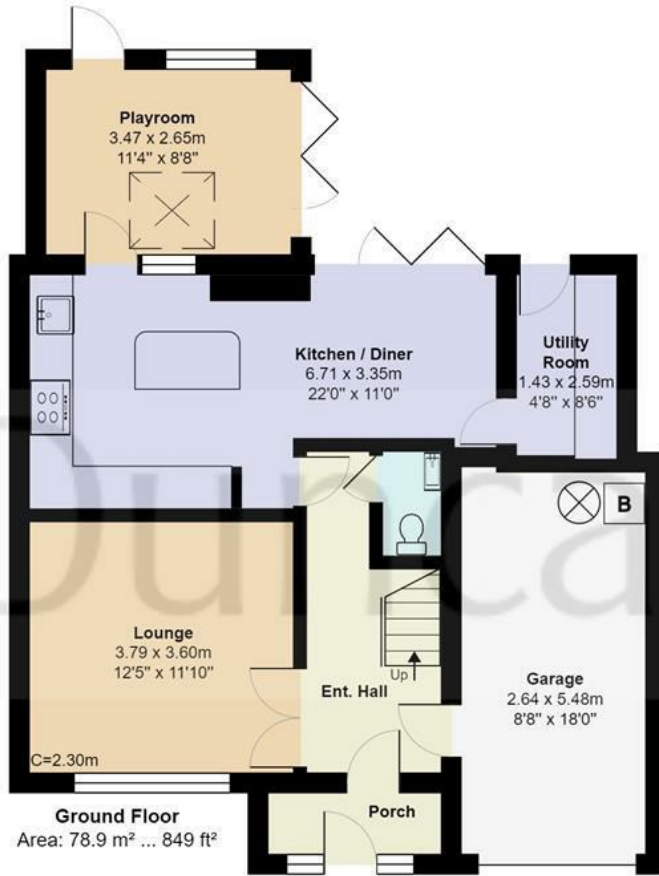
UPVC white window to rear. Coving to ceiling. Spot lights to ceiling. Under floor heating.

EN-SUITE

White suite comprising corner shower base with sliding glass doors. Overhead fixed shower head and wall mounted controls. Vanity wash basin with mixer tap and drawer below. Concealed cistern WC. Mirrored bathroom cabinet. Shaver point. Tiled floor with under floor heating. White UPVC double glazed frosted window to rear. Extractor fan. Spotlights to ceiling.







Field View Close, Hertfordshire AL2

Total Area: 179.4 m² ... 1931 ft²

All measurements are approximate and for display purposes only

Denotes restricted head height

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SECOND FLOOR LANDING

Oak and glass panelled turn flight stair case with feature lighting. Large storage cupboard on stairs with eaves storage. White frosted double glazed window to side. Spot lights to ceiling.

DRESSING ROOM AREA

Contains hanging and storage area with lights behind.

MASTER BEDROOM

Fitted white cupboards and drawer purposely built into eaves with further storage behind. Spotlights to ceiling. Ceiling speakers. Bedside alcoves with built in drawers. Electric curtains with pelmets. White UPVC window to rear. TV point. Daikin air conditioning unit. Under floor heating.

ENSUITE

White suite comprising shower cubicle with sliding door with over head shower, extra wall jets and wall mounted controls. Concealed white WC. White sink over vanity unit with drawer below and mixer tap. LED light mirror with shaver point. Chrome heated towel rail. Tiled floor with under floor heating. Wall mounted extractor. Ceiling spot lights. Fully tiled. Frosted double glazed window to rear.



REAR GARDEN

50'10" x 38'0" (15.5 x 11.6)

Accessed from playroom, dining room or utility room onto a block paved patio area. Main lawn area. Outside lighting. Access to front via wooden gate. Air conditioning units on side of property. Outside water tap. Raised decking area at rear. Flower bed at side with irrigation system. Further patio at rear. Timber summer house at rear. Raised kids play area to side with steps up and path leading to small play house and slide down. Path to shed. Second path to decking area. Outside power point,

INTEGRAL GARAGE

Oak courtesy door from hall. Automated door to front. Lighting and power. Rubber flooring. Gas meter. Consumer unit. Electric meter. Worcester boiler and Megaflow system. Water softener. Under floor heating manifold. Water tap.

FRONT OF PROPERTY

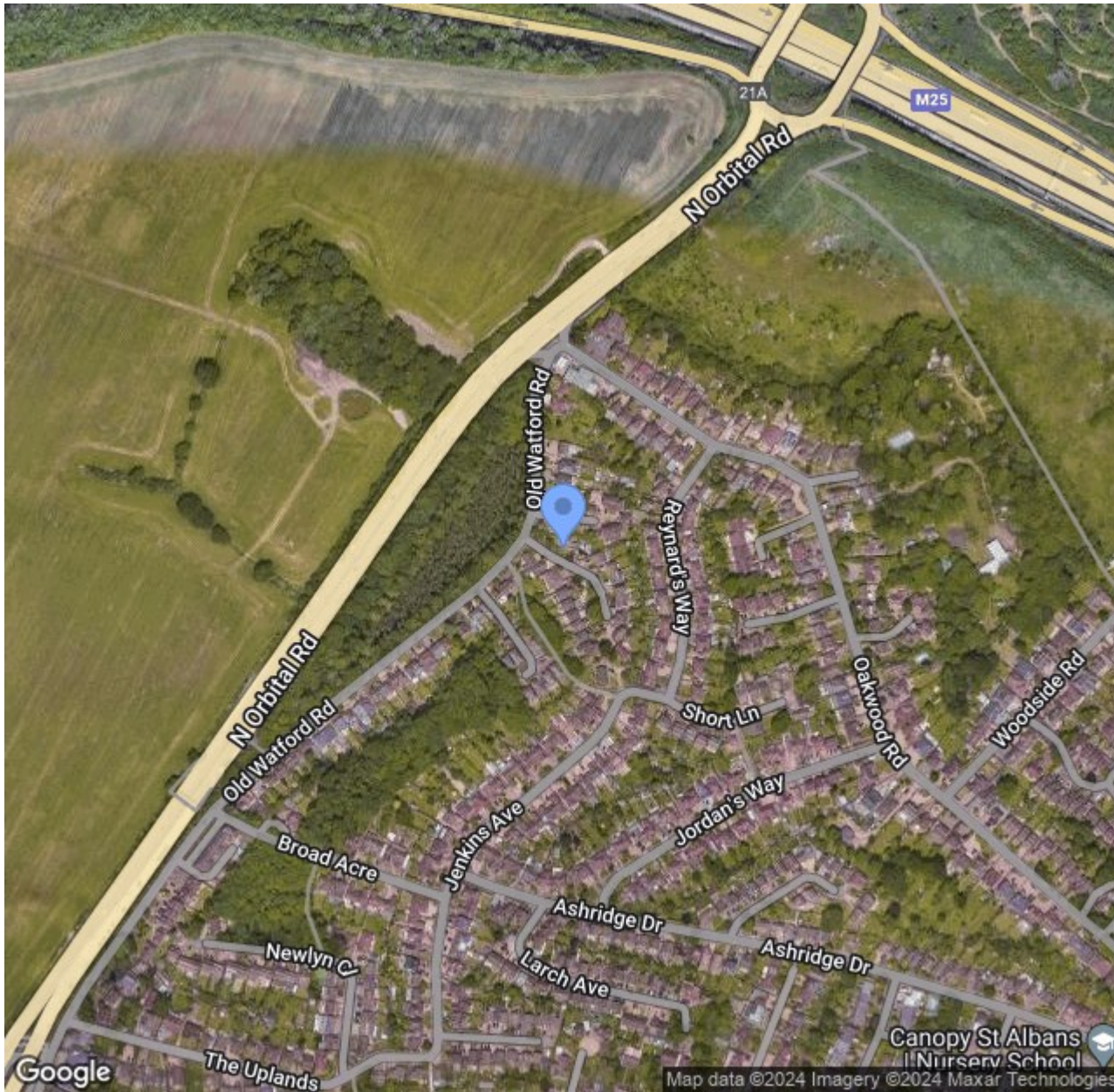
Automated garage door to access garage. Block paved driveway with parking for three vehicle's. Access to rear via wooden gate. Indra electric car charger. Grass area to side.

Freehold. Council tax band E - St Albans 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.





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