



11 Westland Drive, Brookmans Park, Herts, AL9 7UG
£854,500

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Situated in the heart of Brookmans Park. Walking distance from Brookmans Park village centre with good selection of local shops and mainline railway station. This four bedroom detached chalet bungalow features good sized lounge, dining room, kitchen / breakfast room. Main bedroom with balcony to rear. First floor bathroom and ground floor

shower room. Recently built home office / gym (22'.2 x 9'9). Nearly 220 sq. ft. CHAIN FREE



- FOUR BEDROOM DETACHED CHALET BUNGALOW
- SITUATED IN THE HEART OF BROOKMANS PARK
- WALKING DISTANCE FROM BROOKMANS PARK VILLAGE CENTRE WITH GOOD SELECTION OF SHOPS AND MAINLINE RAILWAY STATION
- GOOD SIZED LOUNGE, DINING ROOM & KITCHEN / BREAKFAST ROOM
- MAIN BEDROOM WITH BALCONY TO REAR
- FIRST FLOOR BATHROOM AND GROUND FLOOR SHOWER ROOM
- HOME OFFICE / GYM
- CHAIN FREE
- TENURE - FREEHOLD. COUNCIL TAX BAND F - WELWYN & HATFIELD COUNCIL
- VIEWING ESSENTIAL



Part leaded light double glazed front door opens into

ENTRANCE PORCH

Laminate wood effect flooring. Leaded light double glazed window to side. Door opens into

ENTRANCE HALL

13'6 x 8'5 (4.11m x 2.57m)

Narrowing to 3'3. Marble tiled floor. Radiator. Under stairs storage cupboard. Telephone point.

LOUNGE / DINING ROOM

25'8 x 14'8 (7.82m x 4.47m)

Hi-Gloss laminate wood effect flooring. Feature fireplace with gas coal effect living flame fire. Stone hearth and surround. Two feature part-led light, part stained glass windows to side. Double glazed window to side. Double glazed patio doors to rear. Three wall mounted feature radiators. Ceiling dome.

KITCHEN / BREAKFAST ROOM

24' x 9'3 (7.32m x 2.82m)

Widening to 10'. Modern range of cream hi-gloss wall and base units featuring cupboards and drawers with granite worktops, upstand and window seal. Space for gas range style cooker with corresponding stainless steel splash plate and Stoves extractor hood above. Integrated dishwasher and washing machine. Space for fridge / freezer. Space for tumble dryer. Marble tiled floor. Ceiling spotlights. Ceiling dome. Frosted double glazed window to side. Three panel double glazed bi-fold doors to rear.

BEDROOM TWO

14'9 x 10'7 (4.50m x 3.23m)

Width measurement taken to back of fitted wardrobes being mirror fronted with hanging rails and shelving. Laminate hi-gloss wood effect flooring. Radiator. Leaded light double glazed bay window to front.

BEDROOM THREE

15'3 x 10' (4.65m x 3.05m)

Hi-gloss laminate wood effect flooring. Radiator. Leaded light double glazed bay window to front.



GROUND FLOOR SHOWER ROOM

8'3 shortening to 5'1 x 6' (2.51m shortening to 1.55m x 1.83m)

Modern white suite comprising floor level shower base with walk-in shower and glass screen with hand and overhead shower. Wash bowl style basin with double drawer cabinet below. Top flush W.C. Tiled walls. Tiled floor. Two frosted windows to side. LED ceiling spotlights. Extractor fan. Feature combined radiator and towel rail. Storage cupboard.

FIRST FLOOR LANDING

Approached via turn flight of stair case from hallway. Eaves storage access. Double glazed Velux skylight to front. Double glazed window to side. LED ceiling spotlights.

BEDROOM ONE

18'5 x 9'8 (5.61m x 2.95m)

Length of measurement taken to back of fitted mirror fronted wardrobe. Laminate oak flooring. Feature radiator, LED ceiling spotlights. Double glazed windows and double width casement door to

BALCONY

7'7 x 3'4 (2.31m x 1.02m)

Facing Westerly with distance countryside views.

BEDROOM FOUR

14'8 x 6'10 (4.47m x 2.08m)

Laminate wood affect flooring. Two eaves storage access cupboards. Two double glazed Velux skylights to front. Feature radiator.

BATHROOM

9'8 x 6'8 (2.95m x 2.03m)

Modern white suite comprising large roll edge bath tub with mixer tap and shower attachment. Close coupled W.C. Pedestal wash basin. Combined towel rail and radiator. Tiled walls. Tiled floor. Frosted double glazed window to rear. LED ceiling spotlights.

LEAN TO / STORAGE ROOM

13' x 4'2 (3.96m x 1.27m)

Access door from kitchen. Two part double glazed casement doors - One to front and one to rear. Polycarbonate roof.







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Total Area: 200.3 m² ... 2157 ft² (excluding balcony, garden)
All measurements are approximate and for display purposes only.



DETACHED HOME OFFICE

22'2 x 9'9 (6.76m x 2.97m)

Two double glazed windows and part-frosted double glazed door to side. Full lighting and power. Wall mounted electric heater.

EXTERIOR SIDE

Further storage shed (13'6 x 5') and door to

BRICK BUILT GARAGE

19'10 x 8'8 (6.05m x 2.64m)

Lighting and power. Up and over door to front. Casement access door from rear garden.

EXTERIOR FRONT

Landscaped with curving pathway lawned area. Flower and shrub borders retained by low brick wall. External gas meter.

Tenure - Freehold. Council tax band F - Welwyn & Hatfield District Council.

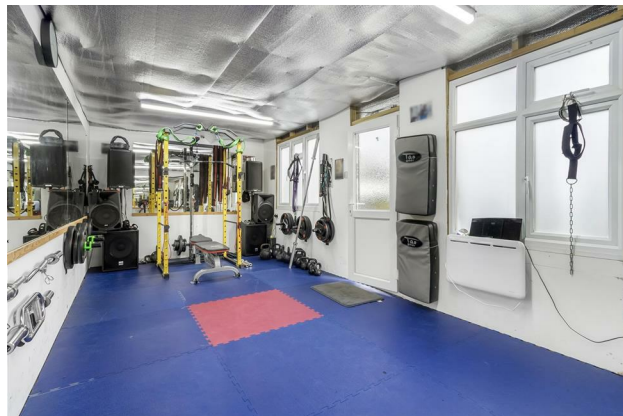
Property Information

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.

EXTERIOR REAR

80' x 42' (24.38m x 12.80m)

Backing Westerly. Well landscaped garden. Starting from rear of property with paved patio. External lights. Path and semi-circular lawned area. Path leading to rear section of garden with further lawned areas and inset flower and shrub beds and borders.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 95-100 A	95-100 A	Very environmentally friendly - lower CO ₂ emissions 30-35 A	30-35 A
85-94 B	78-94 B	35-40 B	40-45 B
75-84 C	63-84 C	45-50 C	50-55 C
65-74 D	55-74 D	55-60 D	60-65 D
55-64 E	45-64 E	65-70 E	70-75 E
45-54 F	35-54 F	75-80 F	80-85 F
35-44 G	25-44 G	85-90 G	90-95 G
25-34 H	15-34 H	95-100 H	100-105 H
15-24 I	5-24 I	105-120 I	120-135 I
1-14 J	1-4 J	135-150 J	150-165 J

Not energy efficient - higher running costs
England & Wales 2020/21 E.C.

Not environmentally friendly - higher CO₂ emissions
England & Wales 2020/21 E.C.



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