



**77 Peplins Way, Brookmans Park, Herts, AL9 7UT**  
**Offers In Excess Of £1,000,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL



A well presented 5 bedroom semi detached house featuring three reception areas, kitchen, utility, ground floor cloakroom and a further en-suite shower to bedroom 2. The property also offers a detached self contained steel and timber home office. Close to Brookmans Park Primary School, village centre and mainline railway station.



- CHAIN FREE !
- FIVE BEDROOMS
- THREE RECEPTION AREAS
- KITCHEN AND UTILITY ROOM
- GROUND FLOOR CLOAKROOM
- WET ROOM SHOWER TO BEDROOM 1
- EN-SUITE SHOWER TO BEDROOM 2
- FAMILY BATHROOM
- STEEL & TIMBER HOME/OFFICE
- CLOSE TO SCHOOL, VILLAGE CENTRE AND MAINLINE RAILWAY





Covered Entrance Porch with single pillar. Panelled Entrance Door with frosted leaded light double glazed panels opens into:

### ENTRANCE HALL

Matching panelling and double glazed top lights to front, wood flooring with electric underfloor heating.

### GROUND FLOOR CLOAKROOM

White suite comprising concealed cistern w.c., wall mounted wash hand basin, tiled walls and floor, light activated extractor fan, understairs storage area.

### LOUNGE

14'10 x 12' narrowing to 11 (4.52m x 3.66m narrowing to 3.35m)

Feature stone fireplace with slate surround and hearth incorporating a gas coal effect fire, wood flooring, t.v. aerial point, telephone point, ceiling spotlights, single radiator, leaded light double glazed bay window to front.

### DINING AREA

13'4 x 11' (4.06m x 3.35m)

Continuation of wood flooring, concealed radiator, ceiling spotlights.

### KITCHEN

15' x 9'10 (4.57m x 3.00m)

Range of cream wall and base units comprising of cupboards, drawers and display shelves, wood working surfaces with inset 1 1/2 bowl sink and mixer tap, softened water tap, integrated fridge/freezer and dishwasher, splashback tiling and tiled floor, ceiling spotlights, Rangemaster gas cooker with corresponding extractor hood above, t.v. aerial point, concealed downlighters. Open archway to:

### CONSERVATORY/BREAKFAST ROOM

25' x 10'6 (7.62m x 3.20m)

Double glazed domed roof, double glazed windows and two pairs of double width casement doors to rear, tiled floor with electric underfloor heating, feature radiator.

### REAR LOBBY

Continuation of tiled floor, single radiator, space and plumbing for American style fridge/freezer, frosted glazed door to side.

### UTILITY ROOM

11'7 x 7'5 (3.53m x 2.26m)

Range of wall and base units, worktop with stainless steel single drainer sink and mixer tap, water softener, space for washing machine and tumble dryer, wall mounted Worcester gas central heating boiler and Megaflo pressurized hot water tank, wood effect flooring, double radiator, wall mounted electricity consumer unit.

### FIRST FLOOR LANDING

Approached via a straight flight staircase from the entrance hall, double radiator, wood flooring.





### **BEDROOM ONE**

15' x 10'6 (4.57m x 3.20m)

Feature radiator, wood flooring, leaded light double glazed bay window to front, t.v. aerial point.

### **EN-SUITE WET ROOM**

7'9 x 7'6 (2.36m x 2.29m)

White suite comprising a wet room shower with shower screen and overhead rain shower, vanity top His and Hers wash basins with range of cupboards above and below, heated towel rail, tiled walls and floor with underfloor heating, leaded light double glazed window to front, electric shaver point, ceiling spotlights, extractor fan.

### **BEDROOM THREE**

13'4 x 11 (4.06m x 3.35m)

Double radiator and double glazed window to rear.

### **BEDROOM FOUR**

15' narrowing to 13'2 x 6'7 (4.57m narrowing to 4.01m x 2.01m)

Double glazed oriel bay window to front, single radiator, t.v. aerial point.

### **BEDROOM FIVE**

11'5 narrowing to 8'7 x 6'6 (3.48m narrowing to 2.62m x 1.98m)

Radiator, ceiling spotlights, double glazed window to rear.

### **BATHROOM**

8' x 7' (2.44m x 2.13m)

White suite comprising air bath with shower mixer, vanity top wash basin with double width cupboards below and concealed cistern w.c., chrome heated towel rail, marble tiled walls and floor, electric shaver point, double glazed window to rear.

### **SECOND FLOOR LANDING**

Access to eaves storage with light, double glazed Velux skylight to side.

### **BEDROOM TWO/GUEST SUITE**

18' x 12' maximum length measurement taken into ea (5.49m x 3.66m maximum length measurement taken int)

A bright dual aspect room with double glazed Velux skylights to front and rear, fitted wardrobes, wood flooring, double radiator, ceiling spotlights, 6'7 deep recess ideal for storage.

### **EN-SUITE SHOWER ROOM**

White suite comprising shower base with Mira shower and glass door, washbasin and concealed cistern w.c., tiled splashback and tiled floor, heated towel rail, double glazed Velux skylight to front.









**Peplins Way, Hertfordshire AL9**

Total Area: 197.1 m<sup>2</sup> ... 2121 ft<sup>2</sup> Inc. Outbuilding

All measurements are approximate and for display purposes only

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**STEEL AND TIMBER HOME OFFICE**

15'2 x 10' (4.62m x 3.05m)

Range of white hi-gloss wall and base units featuring cupboards, wood effect worktop with single drainer stainless steel sink and mixer tap, laminate wood effect flooring, light power and own consumer units, double glazed three panelled bi-fold door to front, timber verandah with external lighting points.

**FRONT**

Cobble effect concrete provides parking for several vehicles, external lighting points, double width part frosted barn glazed doors open to a storage area.

Agents Note: This was formerly the garage.

Freehold - Council Tax Band F - Welwyn & Hatfield 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 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.

**REAR GARDEN**

74' x 30' (22.56m x 9.14m)

Immediately to the rear of the property is a raised paved patio, external lighting points and water point. The garden is predominantly laid to lawn with surrounding path, flower and shrub borders to either side and a water feature. Good size timber garden shed with glazed double width doors to front., pedestrian side access to front via timber gate.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
View energy efficient - lower running costs		View environmentally friendly - lower CO <sub>2</sub> emissions	
92-100 A		92-100 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
45-54 E		45-54 E	
35-44 F		35-44 F	
2-34 G		2-34 G	
1-20 Not energy efficient - higher running costs		1-20 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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