



18 Woodlands, Brookmans Park, AL9 7AN
£1,095,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Situated in a quiet cul-de-sac and backing due South, this four bedroom detached house 188.5m 2029 sq ft. Features good sized lounge, separate dining room, kitchen/breakfast room, separate study and 16'4 x 19'4 double garage. 56' x 48' Southerly aspect garden. Property is offered chain free.



- FOUR BEDROOM DETACHED HOUSE
- CHAIN FREE
- SOUTHERLY 56' X 48' GARDEN
- LOUNGE
- SEPARATE DINING ROOM
- STUDY
- DOUBLE GARAGE
- DRIVEWAY
- FREEHOLD
- COUNCIL TAX BAND G - WELWYN AND HATFIELD COUNCIL



Panelled front door opening into:

ENTRANCE PORCH

Built in cloaks cupboard. Frosted glazed door opening into:

ENTRANCE HALL

Amtico flooring. Double radiator. Built in cupboard.

DOWNSTAIRS CLOAKROOM

Modern white suite comprising concealed cistern WC and vanity topped wash basin with cupboards below. Chrome heated towel rail. Part tiled walls. Tiled floor. Frosted double glazed window to side. Ceiling spotlights.

LOUNGE

18' x 13' (5.49m x 3.96m)

Double glazed windows and double width casement door to rear. Feature fireplace with stone hearth and surround, gas living flame fire. Under stairs storage cupboard. Two double radiators. Ceiling spotlights.

STUDY

11' x 10' (3.35m x 3.05m)

Fitted desk unit and wall shelf unit with storage cupboards. Double radiator. Double glazed bay window to front. Double glazed bay window to front.

KITCHEN/BREAKFAST ROOM

27'11 x 9'1 (8.51m x 2.77m)

KITCHEN AREA

Range of wall and base units featuring cupboards and drawers. Granite effect working surfaces with one and a half bowl sink and drainer. Neff ceramic hob with extractor hood above. Separate Neff electric double oven. Baumatic fitted microwave. Integrated Bosch washing machine and dishwasher. Tiled floor and splashback. Double glazed window to front. Concealed downlighters. Ceiling spotlights. Space for fridge freezer.

BREAKFAST AREA

Continuing tiled floor. Single base unit with cupboards and drawers. Double radiator. Double width double glazed casement doors to rear garden.

DINING ROOM

15'4 x 12'5 (4.67m x 3.78m)

Single radiator. Two double glazed windows to rear. Wall light points.



FIRST FLOOR LANDING

Approached via turn flight stair case from hallway. Double glazed window to side. Single radiator. Double width built in cupboard with shelving. Access to loft via aluminium fold away ladder.

BEDROOM ONE

15' x 13'1" (narrowing to 11') (4.57m x 3.99m (narrowing to 3.35m))
Maximum width measurement taken to the back of the wardrobe. Maximum length measurement taken to the back of the fitted wardrobes. Wardrobes are three double width with hanging rails and shelving. Further double width wardrobe with shelving. Two double radiators. Two double glazed windows to rear.

EN-SUITE SHOWER ROOM

7'3" x 5" (2.21m x 1.52m)

Suite comprising large shower base with glass screen, overhead and hand shower. Vanity top wash basin with cupboards below. Concealed cistern WC. Tiled floor. Tiled walls to shower area. Chrome heated towel rail. Frosted double glazed window to side. Ceiling spotlights.

BEDROOM TWO

13' x 11'8" (3.96m x 3.56m)

Width measurement taken to the back of the fitted wardrobes. Wardrobes are three double width with double width cupboards above. Single radiator. Double glazed window to rear.

BEDROOM THREE

10'1" x 9' (3.07m x 2.74m)

Fitted wardrobes. Single radiator. Double glazed oriel window to front.

BEDROOM FOUR

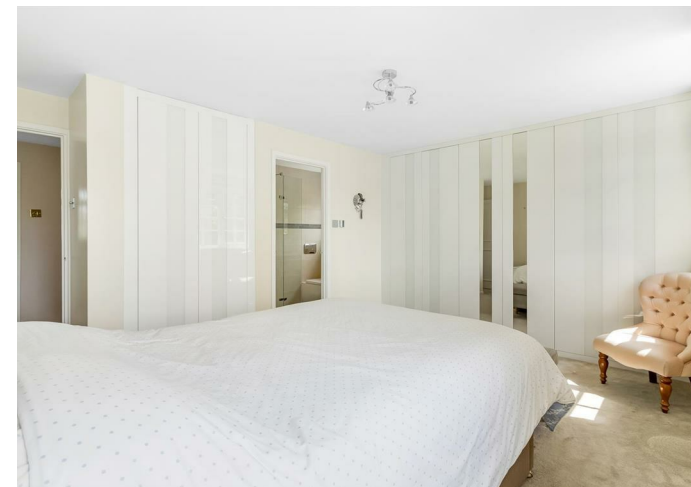
11' x 8' (3.35m x 2.44m)

Double radiator. Double glazed window to front.

BATHROOM

7' x 6'1" (2.13m x 1.85m)

White suite comprising vanity top wash basin with cupboards and drawers below. Top flush WC. Shower/bath with glass folding screen, hand and overhead shower and mixer tap. Frosted double glazed window to front. Extractor fan. Ceiling spotlights. Chrome heated towel rail. Tiled walls and floor. Electric shaver point.







Ground Floor
Area: 117.9 m² ... 1269 ft²



First Floor
Area: 70.7 m² ... 761 ft²



Woodlands, Brookmans Park, AL9 7AN

Total Area: 188.5 m² ... 2029 ft² (excluding garden)

All measurements are approximate and for display purposes only



EXTERIOR REAR

56' x 48' (widening to 62' at widest point to rear (17.07m x 14.63m (widening to 18.90m at widest poin) Backing due South. Starting from the rear of the property with a paved full width patio. External power and lighting points. Remainder of the garden is predominately lawn. Timber fence panelling to three sides. Timber garden shed. Two flower and shrub borders. Mature conifer hedge to one side. Access to front via timber door.

EXTERIOR FRONT

Tarmacadam driveway leading to garage. Providing parking. Good sized lawn area incorporating flower and shrub borders. Conifer hedging. External lighting points.

Freehold. Council tax band G - Welwyn and Hatfield Council

Property Information

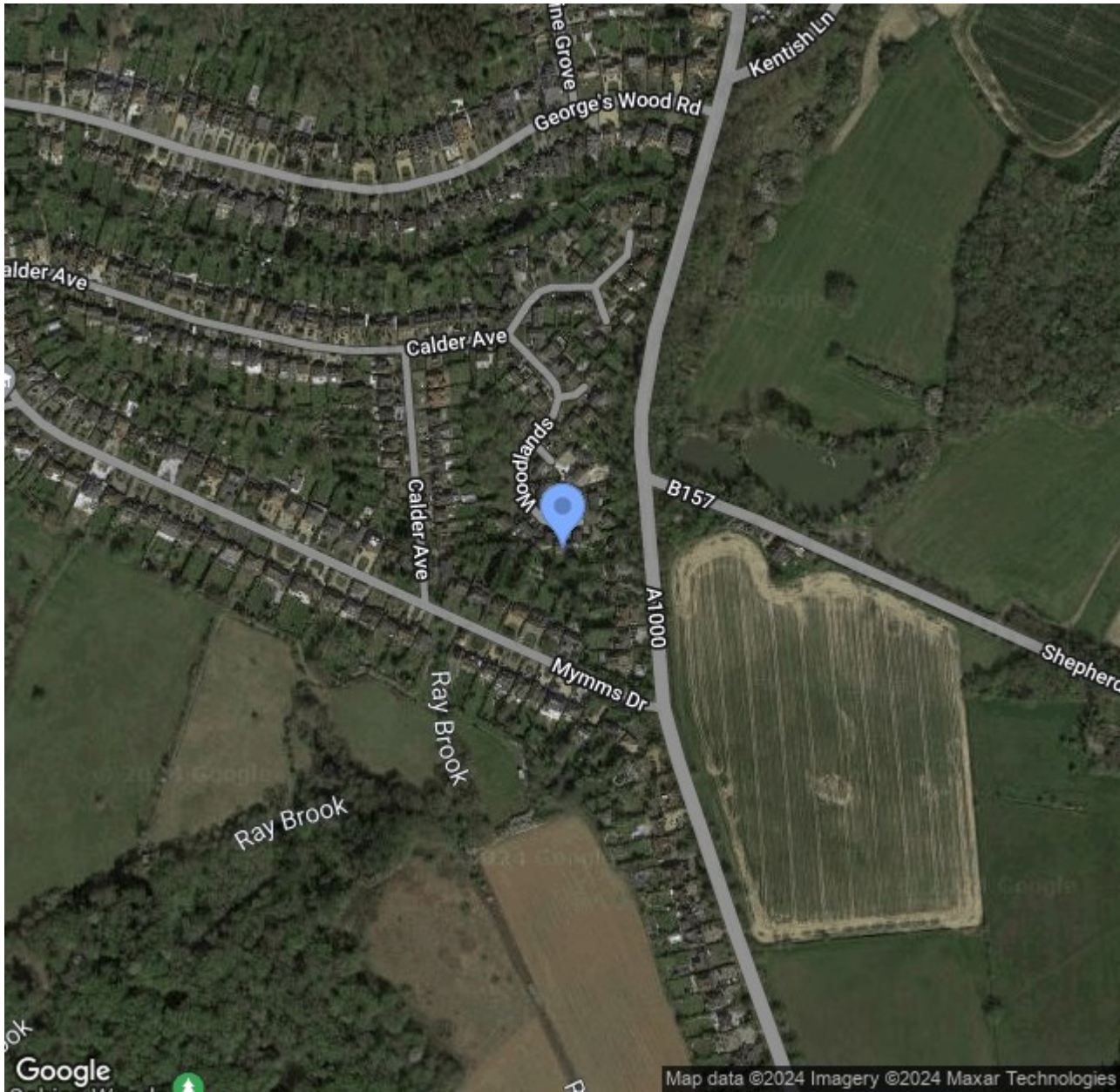
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.

BRICK BUILT ATTACHED GARAGE

18'8 x 16'4 (5.69m x 4.98m) Wall mounted Baxi central heating boiler. Lighting and power. Water point. Automated up and over door to front. Raised loft ideal for storage. Wall mounted gas meter.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
68	77		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



79 Bradmore Green, Brookmans Park, Herts., AL9 7QT
t. 01707664549 | e. sales@duncanperry.co.uk |
www.propertysoftwaregroup.com

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL