



**44 The Gardens, Brookmans Park, Herts, AL9 7UL**  
**£860,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL



Situated close to Brookmans Park Station and shops, this deceptively spacious four bedroom Detached Chalet Bungalow has been extensively modernised by the current owners and features a kitchen / diner with separate utility area. South Westerly rear garden with home office, garage and workshop. Viewing essential.



- FOUR BEDROOM DETACHED CHALET BUNGALOW
- EXTENSIVELY MODERNISED BY CURRENT OWNERS
- CLOSE TO BROOKMANS PARK STATION AND SHOPS
- DECEPTIVELY SPACIOUS
- KITCHEN / DINER
- BOOT ROOM / UTILITY
- GROUND FLOOR SHOWER / CLOAKROOM
- SOUTH WESTERLEY ASPECT
- HOME OFFICE / GARAGE AND WORKSHOP
- TENURE - FREEHOLD. COUNCIL TAX BAND F - WELWYN & HATFIELD COUNCIL





## ENTRANCE

Side front door opens into:

## ENTRANCE HALL

Double radiator. Built in cloaks cupboard with hanging rail and shelving. Under stairs storage area. Second built in cupboard housing electricity meters. Laminate wood effect flooring.

## SHOWER / CLOAKROOM

Modern white suite comprising shower base with chrome shower. Wall mounted wash hand basin, Splash back tiling. top flush W.C. Frosted UPVC framed double glazed window to side,. Further tiling to shower cubicle. Single radiator. Laminate wood effect flooring.

## KITCHEN / DINER

21'7 x 16'9 (6.58m x 5.11m)

Narrowing to 8.6'.

### Kitchen area

Range of wall and base units featuring cupboards and drawers in light grey with marble affect working surfaces. SMEG 4-ring gas hob with extractor above. One and a half bowl sink unit. SMEG electric double oven and grill. Integrated BEKO dishwasher. Space for fridge / freezer. Splashback tiling. Tiled floor. Double glazed window to side. LED ceiling spotlights. Breakfast bar with downlighters.

### Dining area

Laminate wood effect flooring. Feature open fireplace with wood burner. Decorative tiled hearth. Two leaded light double glazed windows to side. Double radiator. Open archway to

## LOUNGE

15'8 x 9'6 (4.78m x 2.90m)

Double glazed, double width sliding patio doors to rear with two double glazed fixed panels. Continuing laminate wood effect flooring. Double radiator. Wall light points.

## UTILITY / BOOT ROOM

9'6 x 6' (2.90m x 1.83m)

Worktop and wall cabinets. Double glazed door to rear. Laminate wood effect flooring. Steps down to

## UTILITY AREA

8'10 x 5'6 (2.69m x 1.68m)

Part double glazed door to side. Double glazed windows to front and rear. Single worktop with space for washing machine and tumble dryer. Laminate wood effect flooring. Double radiator.





### BEDROOM ONE

16'10 x 11'1 (5.13m x 3.38m)

Length measurement taken into bay.

Double glazed leaded light window to front. Double radiator. Range of wardrobes. Laminate wood effect flooring.

### BEDROOM THREE

10'2 x 9'4 (3.10m x 2.84m)

Double glazed leaded light window to front. Single radiator. Laminate wood effect flooring.

### FIRST FLOOR LANDING

17'4 x 5' (5.28m x 1.52m)

Approached via turn flight stairway with laminate wood effect flooring with half landing from hallway. Two eaves storage access doors. Telephone point. Double radiator. two double glazed skylights to side. UPVC framed double glazed window to other side. Walk-in airing cupboard 7'11 x 4'1 (2.41m x 1.24m) with extensive wooden slated shelving, also housing Valliant gas combination boiler. UPVC framed leaded light double glazed window to side. Laminate wood effect flooring.

### BEDROOM TWO

14'9 x 9'8 (4.50m x 2.95m)

Length measurement taken into bay.

Double glazed leaded light window to front. Double radiator. Range of wardrobes. Laminate wood effect flooring.

### BEDROOM FOUR

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

Maximum measurement being into eaves. Storage cupboards and shelving. Display alcoves. Laminate wood effect flooring. Double glazed skylight to side.

### BATHROOM

8'1 x 6'4 (2.46m x 1.93m)

Modern white suite comprising shower bath with mixer tap and separate shower. Glass shower screen. Wall mounted basin with drawer below. Top flush W.C. Tiled walls and floor. Extractor fan. LED ceiling spotlights. Frosted leaded light double glazed window to side. Chrome heated towel rail.

### REAR GARDEN

54' x 70' (16.46m x 21.34m)

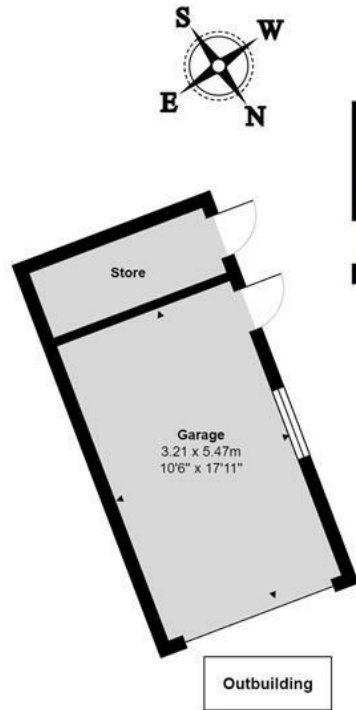
Backing south westerly. Starting from the rear of the property with block paved patio leading down to predominately lawned area with timber fence panelling and part hedging to either side. Thick mature conifer hedge to rear. Large raised decking area.



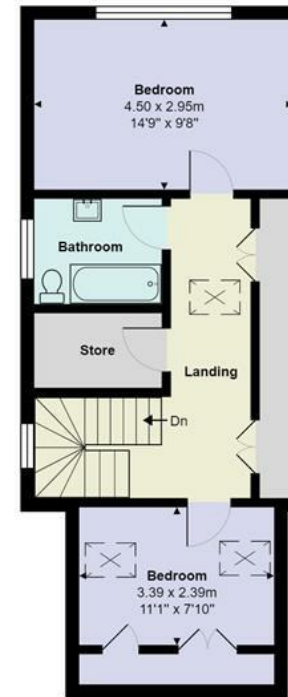








**Ground Floor**  
Area: 89.2 m<sup>2</sup> ... 960 ft<sup>2</sup>



**First Floor**  
Area: 48.4 m<sup>2</sup> ... 521 ft<sup>2</sup>



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Total Area: 159.5 m<sup>2</sup> ... 1717 ft<sup>2</sup>

All measurements are approximate and for display purposes only





## WORKSHOP

10'4 x 10'2 (3.15m x 3.10m)  
Window to rear. Lighting and power. Casement door to side. Access to front via wrought iron gate on one side of the property and timber gate on the other.

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

## HOME OFFICE

12'5 x 8'5 (3.78m x 2.57m)  
Double glazed, double width doors. Ceiling dome. LED ceiling spotlights. Laminate wood effect flooring. Electric panel heater.

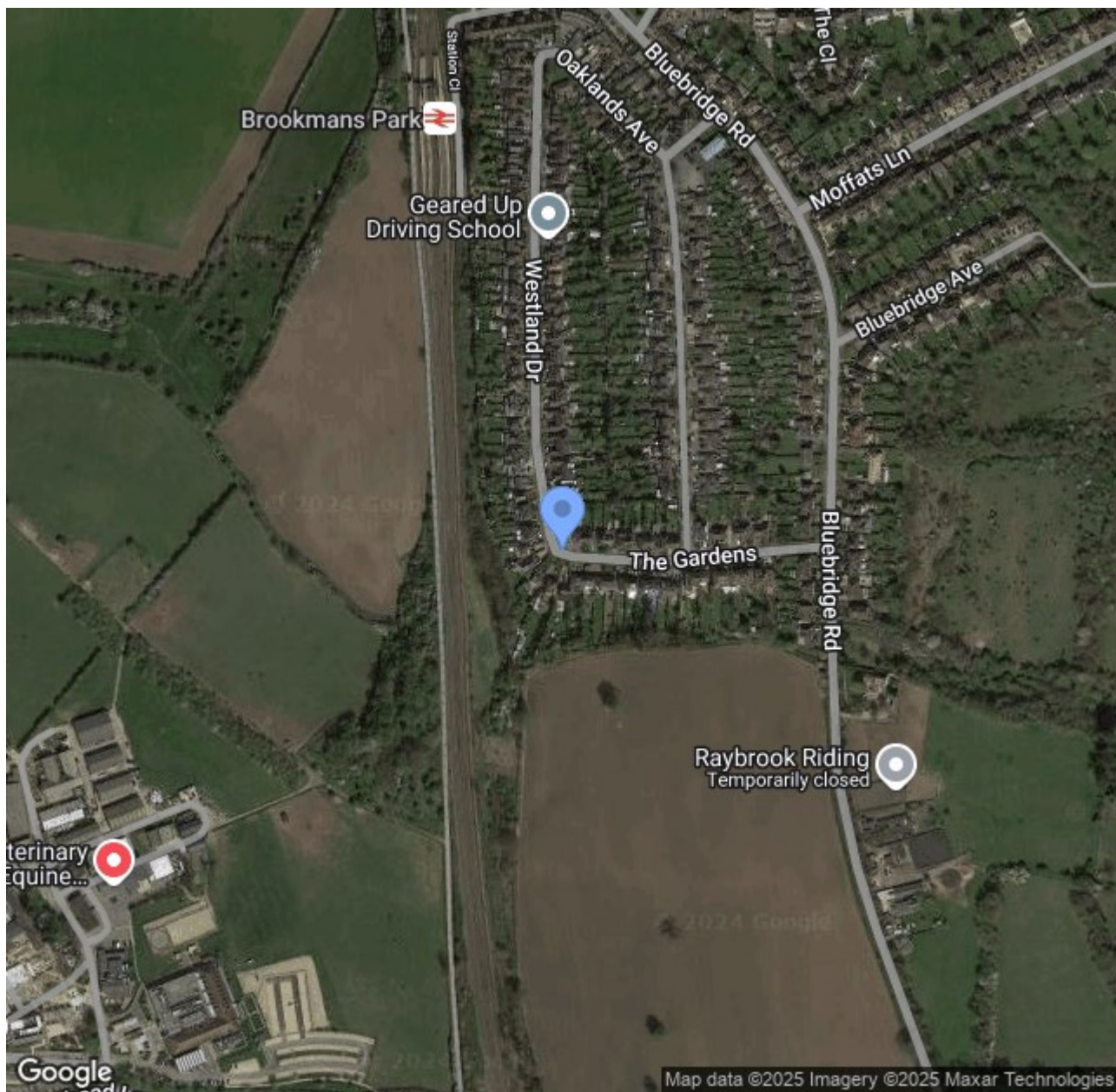
## GARAGE

18'1 x 10'4 (5.51m x 3.15m)  
Lighting and power. Windows to side. Up and over door to front. Casement door to side.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
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<div> <div>Not energy efficient - higher running costs</div> <div>EU Directive 2002/91/EC</div> </div>		<div> <div>Not environmentally friendly - higher CO<sub>2</sub> emissions</div> <div>EU Directive 2002/91/EC</div> </div>	
England & Wales		England & Wales	





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