



49 Oaklands Avenue, Brookmans Park, Herts, AL9 7UH
£825,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

A well-presented & extended 3-bedroom family home in the heart of Brookmans Park village conveniently located for shops, station and sought after schools. Features include lounge, kitchen/diner, cloakroom, 3 good size bedrooms, family bathroom and externally a south facing garden with a number of out buildings and parking to front. Viewings by appointment only.



- THREE BEDROOM SEMI DETACHED HOUSE
- KITCHEN/DINER ROOM
- LOUNGE
- DOWNSTAIRS WC
- FAMILY BATHROOM
- SOUTH FACING GARDEN
- TWO SUMMERHOUSES
- CLOSE TO STATION, VILLAGE SHOPS AND LOCAL PRIMARY SCHOOL
- PARKING FOR SEVERAL VEHICLES
- FREEHOLD. COUNCIL TAX BAND E - WELWYN AND HATFIELD COUNCIL



Composite front door with obscure glass central glazed panels opening into:

HALLWAY

Spotlights to ceiling. Wooden flooring. Vertical column radiator. Under stairs storage cupboard which houses a consumer unit and a electricity meter. Double glazed leaded light window to side. Turn flight stairs to first floor.

CLOAKROOM

Continuation of wooden flooring from hallway. Spotlights to ceiling. Top flush WC. Corner mounted wash hand basin with mixer tap. White UPVC double glazed leaded light window to side. Part tiled walls.

LOUNGE

Continuation of wooden floor from hallway. Spotlights to ceiling. White UPVC double glazed leaded light bay fronted window to front with fitted window seat and storage below. Wall mounted TV point. Vertical column radiator. Two separate vertical panel radiators. Bi-folding wooden glazed doors onto:

KITCHEN/DINER

Kitchen is fitted with a range of wall, drawer and base units in white gloss with black quartz working surfaces with matching upstands and tiled splashbacks. Space for a range style cooker and above is a stainless steel and glass extractor. Stainless steel sink with drainer and mixer tap. Space for American style fridge freezer. Integrated Hotpoint dishwasher. Separate utility cupboard which houses washing machine and tumble dryer. Spotlights to ceiling. White UPVC double glazed leaded light window to side. Double glazed leaded light window to rear with matching patio doors.

Dining room section - vaulted ceiling with two Velux style windows. Tiled flooring throughout. Breakfast bar section with seating for two. Storage options to match the kitchen.

FIRST FLOOR LANDING

White UPVC double glazed leaded light window to side. Spotlights to ceiling. Access to loft.



BEDROOM ONE

White UPVC double glazed leaded light window to front. Fitted wardrobes and cupboards in white with open shelving. Spotlights to ceiling. Vertical column radiator. Wood laminate flooring.

BEDROOM TWO

White UPVC double glazed leaded light windows to rear. Wood laminate flooring. Fitted wardrobes in white with mirrored sliding doors.

BEDROOM THREE

White UPVC double glazed leaded light windows to front. Wood laminate flooring. Spotlights to ceiling. Fitted wardrobes in white.

BATHROOM

Features a white suite comprising bath with mixer taps and shower attachment. White sink set within a vanity unit with mixer tap and storage drawers below. Top flush Roca WC in white. Separate large shower cubicle with wall mounted controls, two shower attachments, one being a large fixed overhead and fixed glazed screen. Tiled walls. Vertical column radiator. Spotlights to ceiling. White UPVC double glazed leaded light window to rear.

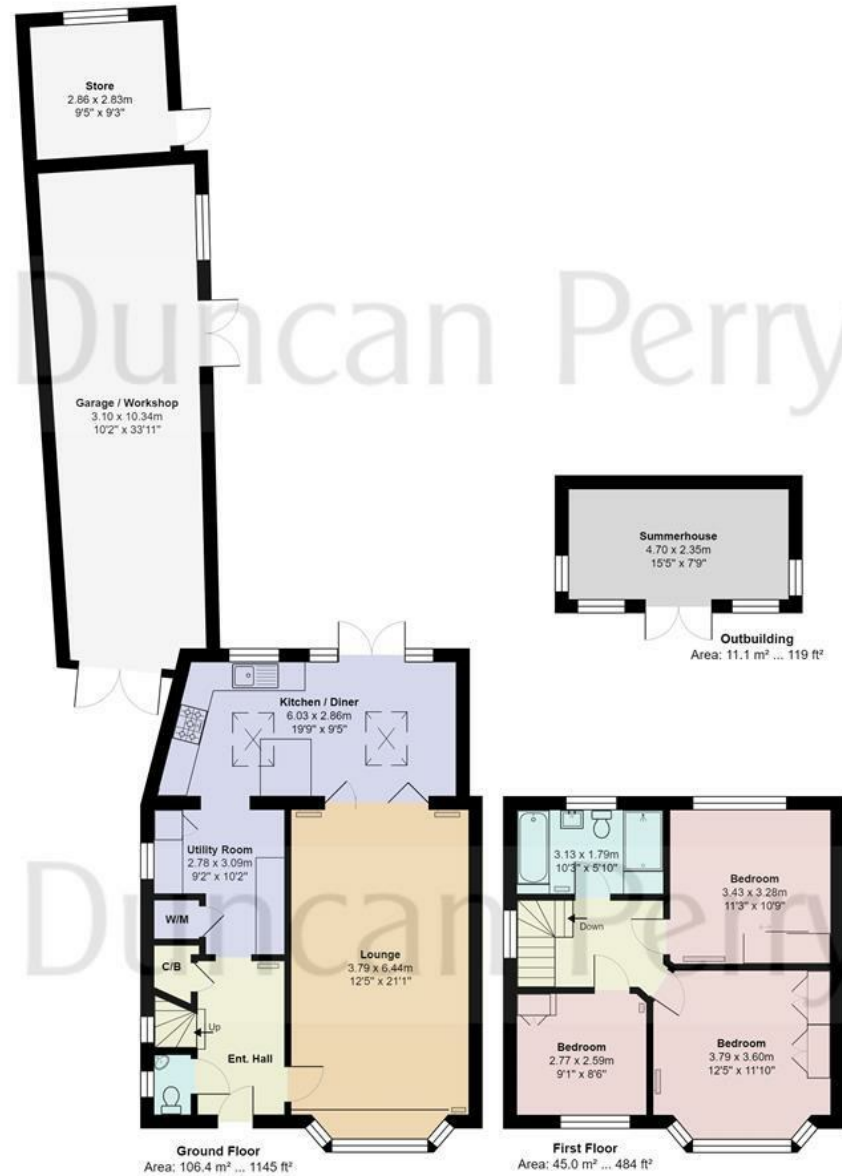
REAR GARDEN

328'1" ft approx (100 ft approx)

Accessed from kitchen/diner leading out immediately onto a large patio area with steps down to main section of the garden, which is predominately laid to lawn. Attractive mixed borders. Central block paved pathway leading to the rear of the property. At rear there is a large timber summerhouse and a block paved patio area. Seperate timber shed. Garden is South facing. Adjacent to the patio area is a large multifunctional garden room/garge/workshop, which has spotlights to ceiling, wood laminate flooring, doors to front, patio doors with leaded lights onto patio and separate window. Adjoining that is a further store room, again with laminate flooring, double glazed leaded light windows onto the garden, a polycarbonate roof and a white UPVC door with a glazed panel onto the patio. Both garden rooms are timber clad. Outside tap. Outside power points and lighting.







Oaklands Avenue, Hertfordshire AL9

Total Area: 162.5 m² ... 1749 ft² Inc. Garage & Summerhouse

All measurements are approximate and for display purposes only

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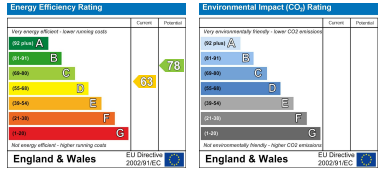


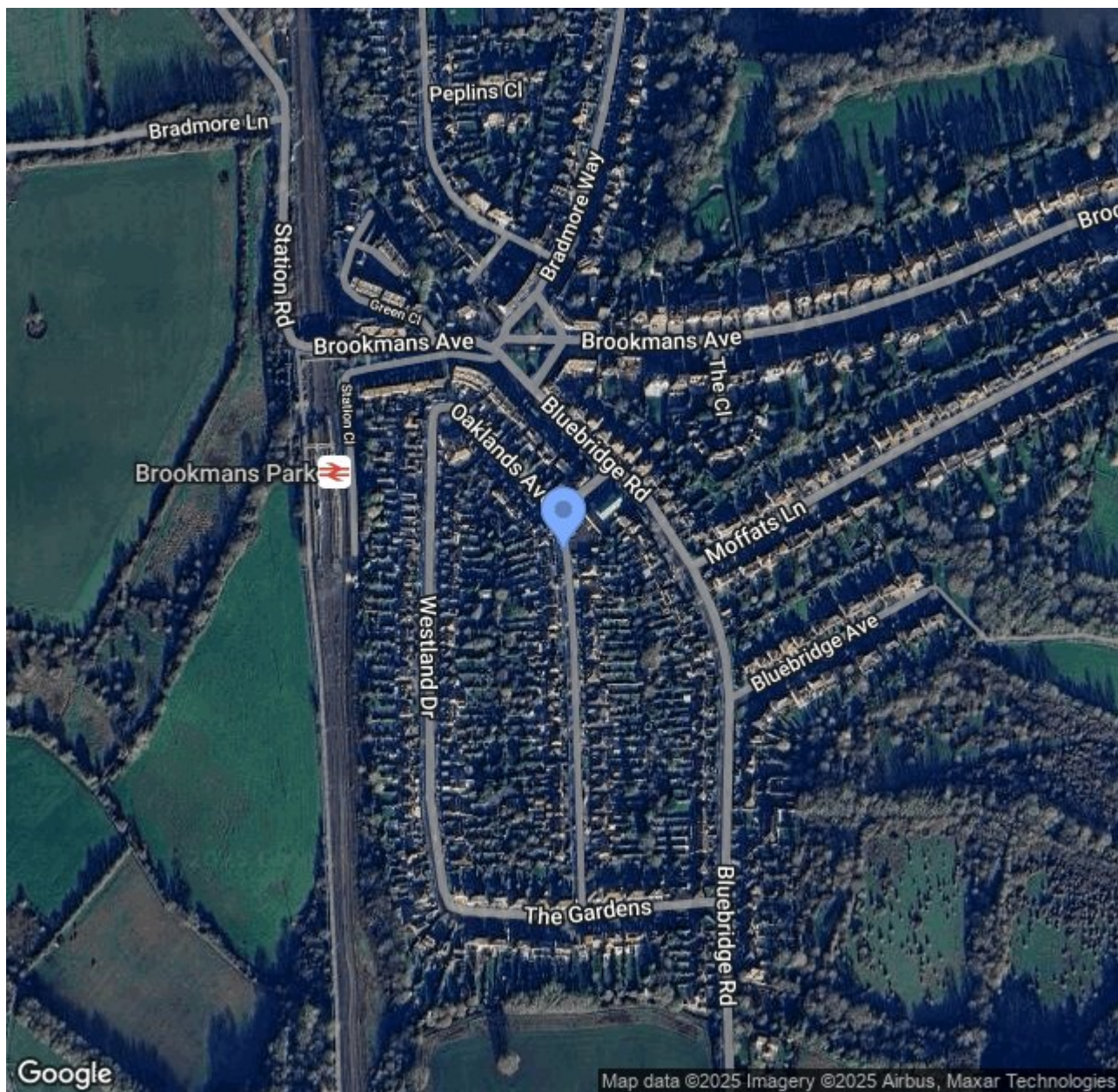
Freehold. Council tax band E - Welwyn and Hatfield Council

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.

FRONT OF PROPERTY

Block paved driveway with parking for multiple vehicle's. To the side is further block paving which leads onto the garage/garden room accessed via barn style doors. Outside tap. Outside power point. Small block paved step up to the front door. Open canopy over door and external lighting.





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