



20 Oaklands Avenue, Brookmans Park, Herts, AL9 7UJ
£760,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

An attractive THREE BEDROOM Semi Detached Bungalow situated in this popular road a short walk to shops, school and station. In the catchment for Brookmans Park primary school. The property is offered in good condition throughout with great outside space and the addition of an excellent garden room. Planning has been approved for a rear extension and loft conversion. Viewings by appointment.



- ATTRACTIVE THREE BEDROOM SEMI DETACHED BUNGALOW
- SHORT WALK TO SHOPS, SCHOOL AND STATION
- CATCHMENT OF BROOKMANS PARK PRIMARY SCHOOL
- OFFERED IN GOOD CONDITION THROUGHOUT
- GREAT OUTSIDE SPACE WITH EASTERLY ASPECT
- GARDEN ROOM
- PLANNING HAS BEEN APPROVED FOR REAR EXTENSION - REF:6/2022/2528/HOUSE
- PLANNING HAS BEEN APPROVED FOR LOFT CONVERSION - REF: 6/2022/2579/LAWP
- OFF STREET PARKING
- TENURE - FREEHOLD. COUNCIL TAX BAND E - WELWYN & HATFIELD COUNCIL



Wooden front door with glazed panels. Opens into

ENTRANCE AREA/HALLWAY

Wood laminate flooring. Open aspect with step up to main hallway. Straight flight of stairs to loft space which is boarded and has power and lighting. Picture rail. Single radiator. Small cupboard housing consumer unit and electricity meter. Larger cupboard with shelving providing further storage.

LOUNGE/DINER

Picture rail. Two radiators. Wall mounted TV point. Sliding double glazed patio doors to rear.

KITCHEN

Features a range of white wall, drawer and base units with cream speckled working surfaces above. Tiled splashbacks. Space for dishwasher. Space for washing machine. Space for fridge / freezer. Integrated oven with ceramic 4-ring hob above. Concealed extractor. Vaillant combination boiler concealed within kitchen unit. Double glazed obscure glass window to side. Tiled floors. Double glazed window and double glazed door leading through to

UTILITY ROOM

White wall and base units with wood block working surfaces above. Space for undercounter fridge. Laminate flooring. Double glazed doors leading through to rear garden.



BATHROOM

Features a white suite comprising of bath with mixer tap. Wall mounted shower with handheld shower attachment and larger fixed attachment. Sink set within a vanity unit with mixer tap and storage cupboards below. W.C. Single radiator. Double glazed obscure glass window to side. Part-tiled walls in metro style.

BEDROOM ONE

Picture rail. Single radiator. Double glazed window to front. Storage cupboard (with door removed - currently utilised as storage / home working space).

BEDROOM TWO

Picture rail. Radiator. Double glazed window to front.

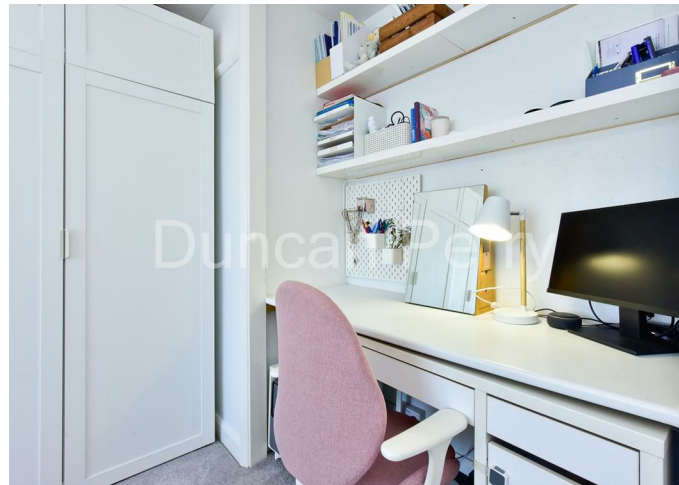
BEDROOM THREE

Picture rail. Radiator. Double glazed window to side. Storage cupboard.

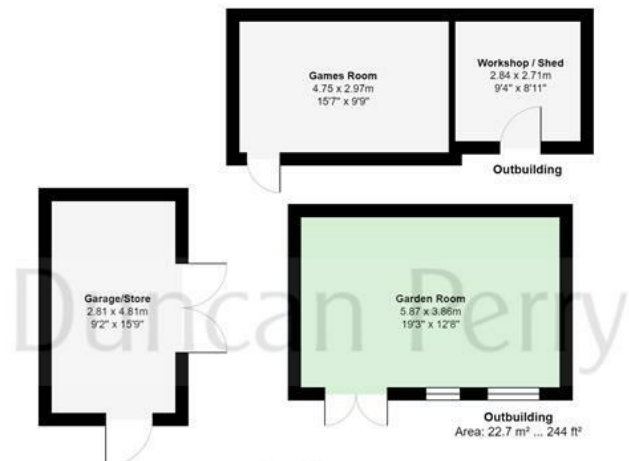
REAR GARDEN

130' (39.62m)

Easterly aspect. Accessed from lounge / diner or Utility room leading out immediately onto a block paved patio area which is fully covered by a timber pergola. Outside tap. Outside sockets Electric heater. Gate leading to side of property and to shared driveway. Doorway through to a multi functional space (formerly garage) which has power and lighting with double doors leading back onto the garden. Garden features a central lawned area. Borders retained by sleepers. Pathway laid in Indian sandstone leading to Garden Room at rear of property. Access via further pathway to two additional timber storage areas at rear. Both with power and lighting. One is used as a playroom and other as a workshop.







Oaklands Avenue, Hertfordshire AL9

Total Area: 157.1 m² ... 1691 ft²

All measurements are approximate and for display purposes only.

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FRONT OF PROPERTY

Block paved driveway providing parking for several vehicles. Shared drive to side leading on to rear garden via gate. Lawned section to front. Open porch leading on to front door.

Tenure - Freehold. Council tax band E - 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.

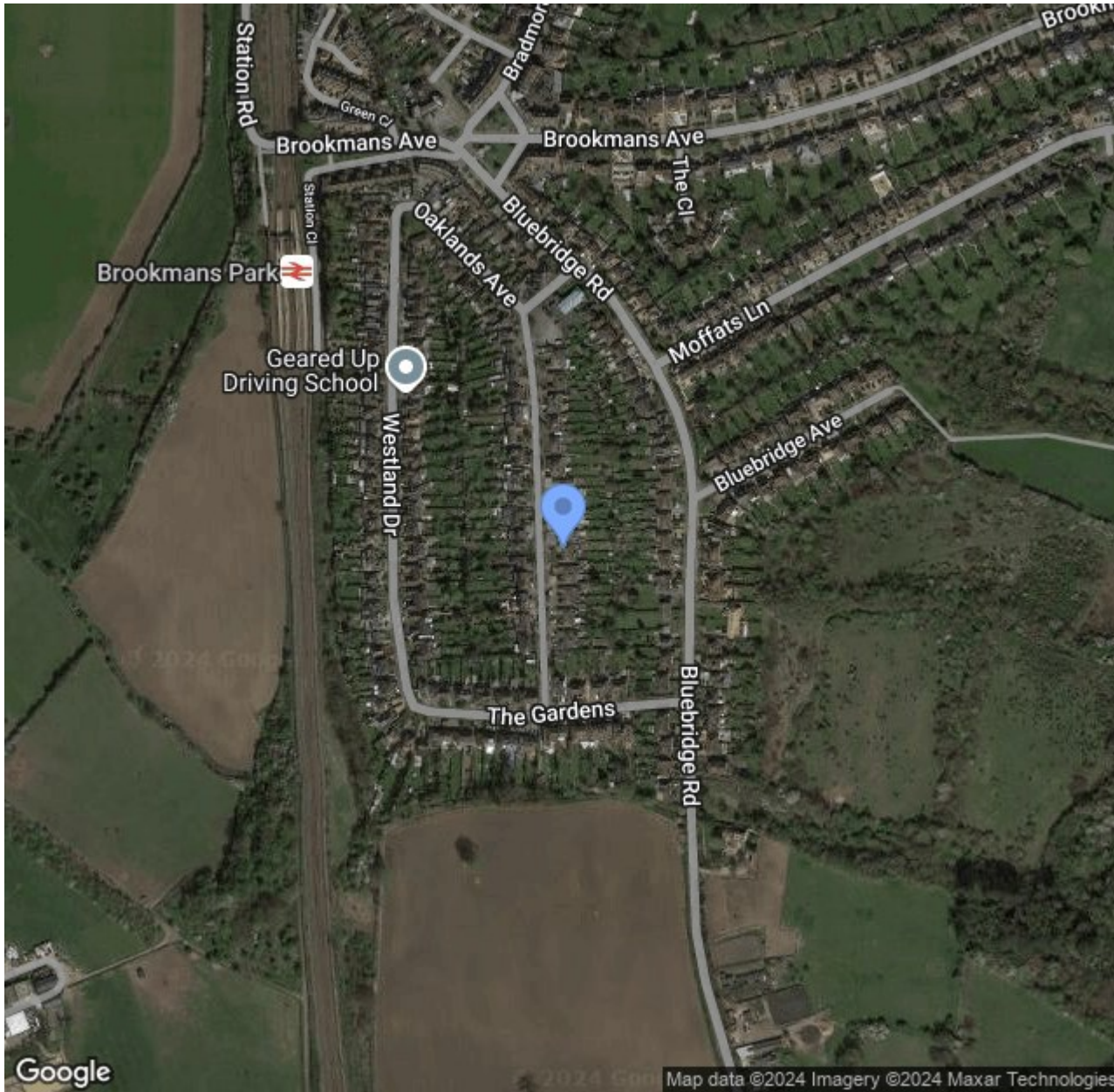
All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.

GARDEN ROOM

Accessed by double glazed doors. Double glazed windows facing onto garden. Benefits having own power and lighting. Currently utilised as additional working space / bar / gym / family room.



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