



The Old Timbers 4 Great North Road, Brookmans Park, Herts, AL9 6NF
Offers In Excess Of £1,195,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Welcome to this magnificent character Tudor style detached house located on the prestigious Great North Road in Brookmans Park. This charming property boasts not only a prime location but also a wealth of potential for the discerning buyer.

As you step inside, you are greeted by three spacious reception rooms that offer ample space for entertaining or relaxing with family. With four bedrooms, there is plenty of room for a growing family or visiting guests. The property also features a single bathroom, perfect for your daily needs.

This detached house exudes charm and character, with its Tudor style architecture adding a touch of elegance to the property. The three reception rooms provide versatility in how you can utilise the space, whether it be for a cosy reading nook or a formal dining area.

While the kitchen and bathroom may require modernisation, this presents an exciting opportunity for you to put your own stamp on the property and create a space that truly reflects your style and preferences. Imagine the possibilities of designing a kitchen and bathroom that perfectly suit your needs and tastes.

One of the standout features of this property is the 100' wide rear garden, offering a generous outdoor space for

gardening, entertaining, or simply enjoying the fresh air. The chain-free status of the property adds to the appeal, providing a smooth and hassle-free buying process.

Don't miss out on the chance to own this delightful Tudor style detached house on Great North Road. With its characterful charm, spacious rooms, and potential for modernisation, this property is just waiting for someone to transform it into their dream home. Contact us today to arrange a viewing and start envisioning the possibilities that this property holds for you.



- MAGNIFICENT CHARACTER TUDOR STYLE DETACHED HOUSE
- CHAIN FREE
- REQUIRES MODERNISATION TO SOME AREAS
- GENEROUS USEABLE FRONT AND REAR GARDENS
- 3/4 BEDROOMS
- THREE RECEPTION ROOMS
- KITCHEN
- GROUND FLOOR CLOAKROOM
- DETACHED GARAGE
- VIEWINGS STRICTLY BY APPOINTMENT



Open Entrance Porch with single brick and timber pier. Authentic Tudor style Entrance Door opens into:

ENTRANCE HALL

13'9 x 7'8 (4.19m x 2.34m)

Featuring a beamed ceiling and further brick features, exposed timber flooring, double radiator, wall light points.

GROUND FLOOR CLOAKROOM

Suite comprising w.c. and wall mounted wash hand basin, quarry tiled floor, single radiator, frosted leaded light window to rear, double width under stairs storage cupboard.

LOUNGE

14' x 11'10 (4.27m x 3.61m)

A bright triple aspect room with leaded light windows to front and rear, double width leaded light casement doors to rear and frosted leaded light small windows to side, The room features an open fireplace with exposed timbers and brick features, t.v. aerial point, exposed timber flooring, double radiator.

DINING ROOM

13'10 x 10'10 (4.22m x 3.30m)

Featuring an open fireplace with exposed brick detail, exposed timber features and exposed timber flooring. Single radiator, secondary glazed leaded light window to front, servery to kitchen. Open archway to:

DRAWING ROOM

20'8 x 12'2 (6.30m x 3.71m)

Featuring an open fireplace with brick and timber detail, exposed timber beams and flooring, two double radiators. A dual aspect room with secondary glazed leaded light windows to front and rear, wall light points.



KITCHEN

15'2 x 8'3 (4.62m x 2.51m)

Range of oak fronted wall and base units comprising of cupboards and drawers, integrated dishwasher, washing machine and AEG fridge/freezer, white work surfaces with Neff ceramic hob, electric fan oven below and extractor fan above, double bowl sink unit with mixer tap, splashback tiling, leaded light window and stable door to rear, quarry tile effect flooring, double radiator, exposed beam features, telephone point, servery to Dining Room.

FIRST FLOOR LANDING

Approached from the entrance hall via an exposed timber turn flight staircase with half landing and brass stair rods. Frosted and part stained leaded light window to rear, access to loft.

BEDROOM ONE

14' x 12' (4.27m x 3.66m)

Dual aspect with leaded light windows to front and rear, exposed timber flooring, feature open fireplace with brick detail, wall light points, exposed timber flooring, double radiator.

BEDROOM TWO

12'9 lengthening to 15'3 x 10'10 (3.89m lengthening to 4.65m x 3.30m)

Feature open fireplace with exposed brick detail, exposed timber flooring, single radiator, leaded light window to front, door to:

BEDROOM FOUR

12'2 x 13'3 (3.71m x 4.04m)

A dual aspect room with leaded light windows to front and rear, single radiator, exposed timber flooring.







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Total Area: 182.0 m² ... 1959 ft²

All measurements are approximate and for display purposes only

REAR GARDEN

Approximately 100' wide x 40' at the deepest point backing easterly. Raised patio with attractive brick and stone balustrade. The garden is on two main levels with lawn areas and a further patio area. The garden is well secluded from all sides by thick mature hedging and shrubbery, external lighting points, pedestrian side access.

FRONT

There is a further useable secluded garden area facing westerly being approximately 60' in depth and over 50' wide. Central lawn with conifer tree and surrounded by mature shrubs. Mature Wisteria to the front of the house, laurel hedging. Bloc paved driveway with retaining brick wall to front provides parking for several vehicles, external lighting points.

DETACHED BRICK BUILT GARAGE

18'6 x 15'6 (5.64m x 4.72m)

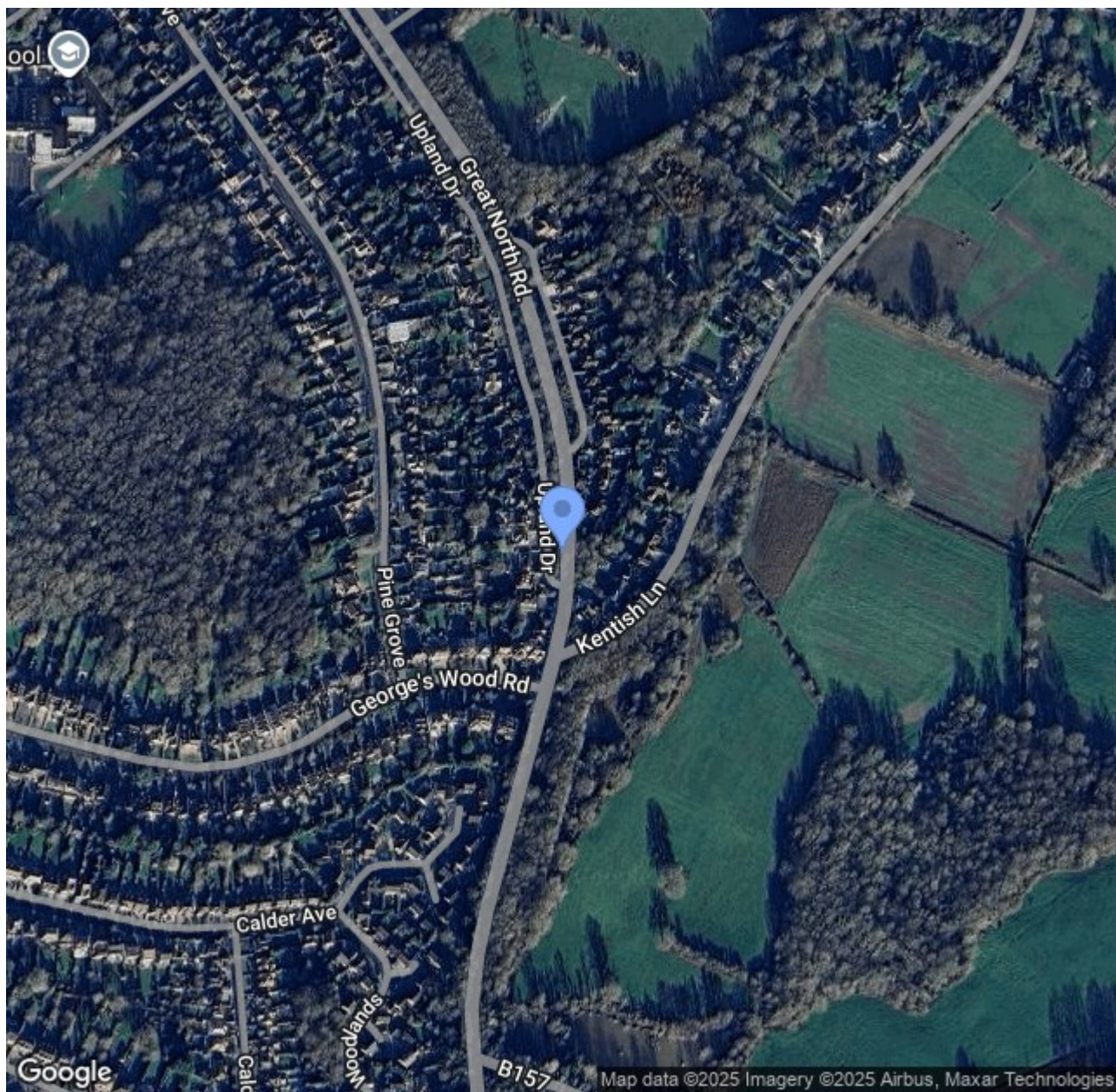
Being of a 9 inch cavity wall construction with tiled pitched roof providing storage space, folding barn doors to front and leaded light windows to rear, lighting and power connected, wall mounted electricity and gas meters, part glazed casement door to Covered Sideway having doors to the front and rear.



Freehold
Council Tax Band G - 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.



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