



**4 Bed
House - Detached
located in Brookmans Park**

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

**Bradmore Way
Brookmans Park
AL9 7QX**



**Offers In The Region Of
£1 250 000**

Situated on over a third of an acre plot and backing onto Brookmans Park Golf Course this four bedroom detached house is in need of complete refurbishment and modernisation which is offered CHAIN FREE !

Glazed door opens into:

GLAZED ENTRANCE PORCH

Tiled floor, frosted glazed double glazed door opens into:

ENTRANCE HALL

Electric storage heater,.

GROUND FLOOR CLOAKROOM

White suite comprising low flush w.c. and corner wash hand basin, part tiled walls, frosted double glazed window to side.

LOUNGE

17'5 x 13'10 narrowing to 11'1

Parquet wood block flooring, stone fireplace, wall light points, double glazed windows and sliding door leads to the rear garden.

DINING ROOM

14'10 x 11'2

Parquet wood block flooring, tiled fireplace, double glazed window and doors to:

CONSERVATORY

13'9 x 13'9 maximum length measurement shortening

Double glazed windows to side and rear, polycarbonate vaulted roof, double width double glazed doors to rear garden.

KITCHEN

13'1 x 9'10

Range of wall and base units in a wood grain finish, wood grain working surfaces, double drainer sink unit, fitted gas Aga, double glazed windows to front and side, casement door to side, tiled walls.

STUDY

11'3 x 8'3

Parquet wood block flooring, built-in cupboards with shelving, double glazed window to front.

FIRST FLOOR LANDING

Approached via a turn flight staircase from the entrance hall.

Frosted double glazed window to side and double glazed window to front, double width built-in storage cupboard, electric storage heater, access to loft.

BEDROOM ONE

16'5' (into wardrobes) x 11'8

Range of wardrobes including dressing table and drawer units, double glazed windows to rear, further built-in wardrobe.

BEDROOM TWO

11'3 x 10'2

Built-in cupboard, double glazed dormer window to front.

BEDROOM THREE

11'6 x 8'

Built in wardrobe with cupboard above, electric heater, double glazed window to rear.

BEDROOM FOUR

11'8 x 7'9

Built in wardrobe with cupboard above, double glazed window to rear.



BATHROOM

8' x 6'

Coloured suite comprising bath with shower attachment, pedestal wash hand basin, built in eaves storage cupboard with light, double width built in cupboard, frosted double glazed window to side, splashback tiling.

SEPARATE WC

White low flush suite, tiled walls, frosted double glazed window to side.

EXTERIOR

Personal door from the kitchen leads directly to:

COVERED SIDE AREA

26'3 x 8'3

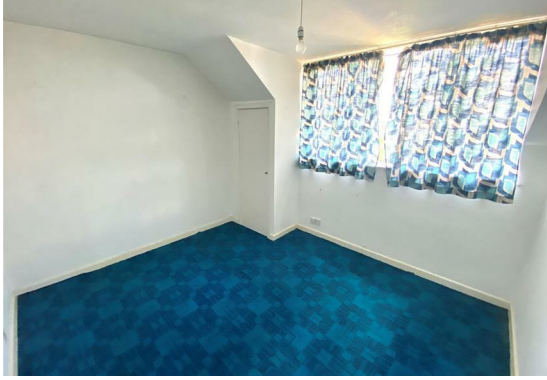
Polycarbonate roof and casement door to front, further bi-fold doors to rear garden. Door to:

BRICK BUILT ATTACHED GARAGE

17'10 x 9'6

Automatic up and over door to front.





ATTACHED WORKSHOP

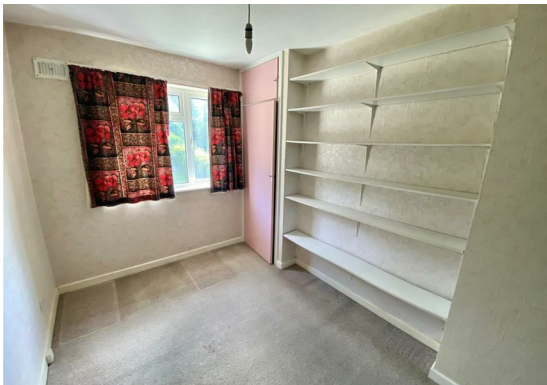
9'5 x 8'2

Window to rear, doorway to Garage , separate door to side Lean-to.

REAR GARDEN BACKING BROOKMANS PARK GOLF COURSE

250' deep x 60' wide

Paved patio to the rear of the property, brick and aluminium framed greenhouse, timber garden shed. The garden is predominantly laid to lawn with deep flower and shrub borders and various trees, twisting crazy paved pathway.



FRONT

Patterned concrete carriage driveway providing parking facilities, large semi-circular bed planted with lavender, conifer hedge with further hedging to either side.,

Freehold

Council Tax Band G - Welwyn & Hatfield Council

Property Information

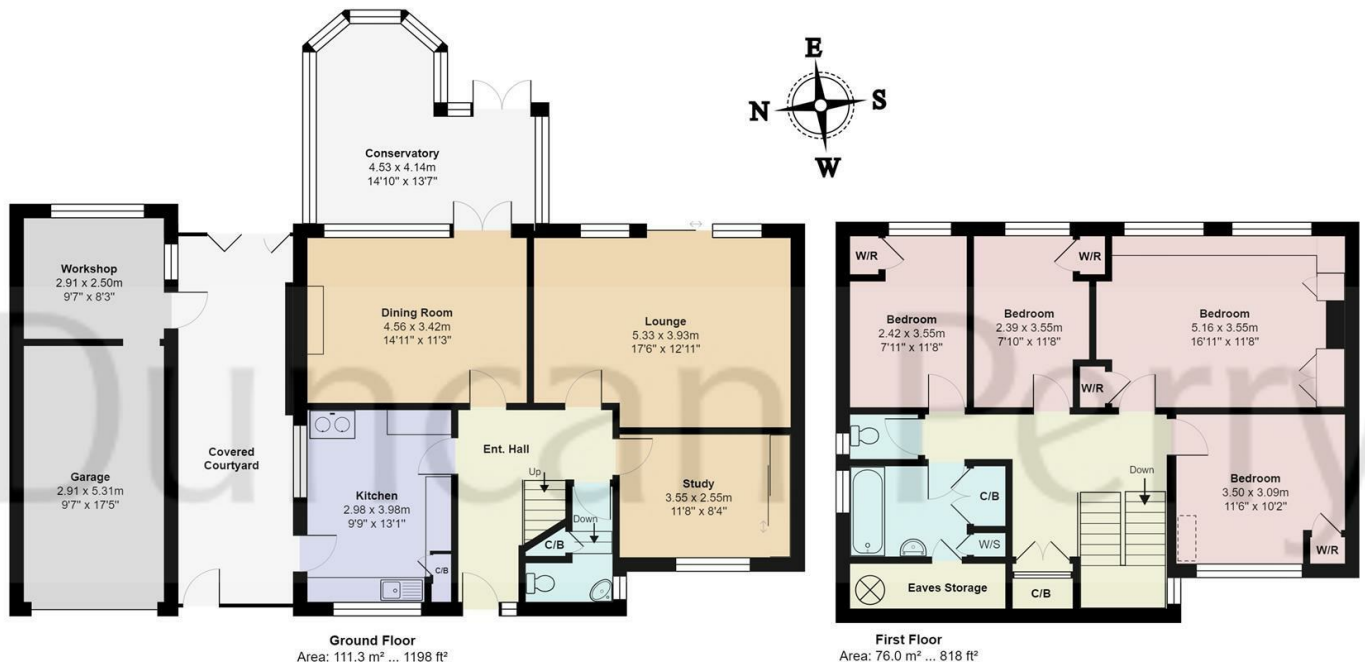
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have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





56 Bradmore Way, Brookmans Park, AL9 7QX





Bradmore Way, Hertfordshire AL9

Total Area: 187.2 m² ... 2016 ft² (excluding covered courtyard)
All measurements are approximate and for display purposes only

Duncan Perry

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS

Please refer to Google Maps using postcode.

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