



13 Ramsey Close, Brookmans Park, Herts, AL9 6NP
£1,250,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Welcome to Ramsey Close, Brookmans Park, Hertfordshire - a stunning location for this beautifully presented four double bedroom detached house. This property boasts spacious accommodation with two en-suite shower rooms, lounge, kitchen/family room and study; perfect for a growing family or those who love to entertain guests.

Situated in a semi-rural location, you'll enjoy the tranquillity of the surroundings while still being close to the amenities of Brookmans Park Village. The open aspect to the rear of the property provides a peaceful

setting with part woodland views, creating a serene atmosphere for relaxation.

With four generously sized bedrooms, this detached house offers ample space for a comfortable lifestyle. Whether you're looking for a peaceful retreat or a place to call home near a vibrant village, this property ticks all the boxes.

Don't miss out on the opportunity to make this house your home and enjoy the best of both worlds - a tranquil setting with easy access to village life.



- Beautifully Presented Four Double Bedroom Detached House
- Open aspect to rear with part woodland views
- Spacious accommodation
- Kitchen/Family Room and Utility Room
- Separate Lounge and Study
- Ground Floor Cloakroom
- Two En-Suite Shower Rooms and Dressing Room
- 106'wide rear garden
- Attached Garage and off street parking
- Close to Brookmans Park Village Centre with shops and railway station



Covered Entrance Porch

Panelled entrance door opens into:

Entrance Hall

Opaque double glazed full height window to front, radiator, wood effect tiled floor, under stairs storage cupboard, additional under stairs cupboard housing gas and electricity meters.

Ground Floor Cloakroom

7'5 x 5'10 (2.26m x 1.78m)

White suite comprising close coupled w.c. and wall mounted wash hand basin, wood effect tiled floor, chrome wall mounted towel rail/radiator, frosted double glazed window to front.

Kitchen/Family Room

22' x 11'5 (6.71m x 3.48m)

Kitchen area:

Range of cream coloured Farmhouse style wall and base units with granite worktops, upstand, window sill and breakfast bar, space for 900mm gas range style cooker, matching granite splashback and Rangemaster extractor fan, integrated dishwasher and refrigerator, slate floor, concealed radiator, double glazed window to rear.

Dining area:

Continuation of slate floor, concealed radiator, double glazed windows and doors to rear, part frosted double glazed door to side.

Utility Room

8'9 x 6'1 (2.67m x 1.85m)

Range of wall and base units, granite worktops with granite upstand, space for washing machine, continuation of slate floor, personal door to garage.

Lounge

23'4 x 14'10 (7.11m x 4.52m)

A bright dual aspect room with double glazed window to front and double glazed three panel sliding doors to rear, two radiators, feature open fireplace with stone hearth and wood burner, t.v. aerial point, ceiling spotlights.



Family Room

15'4 x 14'5 (4.67m x 4.39m)

A triple aspect room with double glazed windows to side and rear, double glazed double width casement doors to rear and high level frosted double glazed windows to front, t.v. aerial point, fitted gas fire, concealed radiator, laminate wood effect flooring, ceiling spotlights.

Study

10'10 x 9'2 (3.30m x 2.79m)

Wood flooring, concealed radiator, double glazed window to rear, ceiling spotlights.

First Floor Landing

Approached via a turn flight staircase from the entrance hall. Double glazed window to front with views over the green, access to loft with light via a retractable ladder.

Bedroom One

11'7 x 11'6 (3.53m x 3.51m)

Double glazed window to rear with open aspect and part woodland views, double radiator, ceiling spotlights. Door to:

Dressing Room

8'2 x 7'1 (2.49m x 2.16m)

Concealed radiator, double glazed window to rear with open aspect and woodland views, ceiling spotlights. Door to:

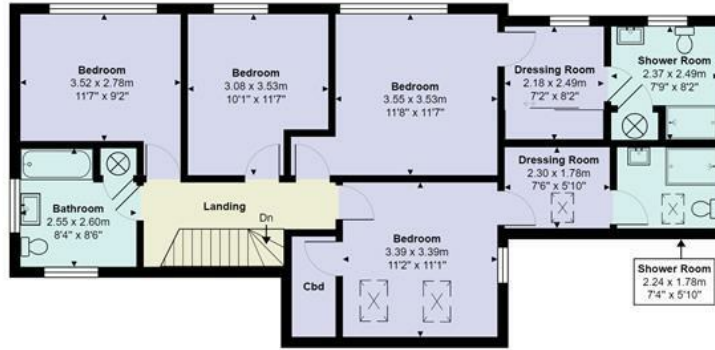
En-Suite Shower Room

8'1 shortening to 5'7 x 7'9 (2.46m shortening to 1.70m x 2.36m)

Suite comprising shower base with overhead shower, close coupled w.c., pedestal wash hand basin, half tiled walls being fully tiled to the shower cubicle, tiled floor, chrome heated towel rail, extractor fan, ceiling spotlights, built-in cupboard with hanging rail, double glazed window to rear with woodland views.







First Floor
Area: 86.6 m² ... 932 ft²



Ground Floor
Area: 119.9 m² ... 1290 ft²



Ramsey Close, Brookmans Park, AL9 6NP

Total Area: 206.4 m² ... 2222 ft²

All measurements are approximate and for display purposes only



Dressing Room

7'6 x 5'10 (2.29m x 1.78m)
 Chrome heated towel rail, tiled floor, vaulted ceiling with velux skylight. Door to:

En-Suite Shower Room

7'4 x 5'10 (2.24m x 1.78m)
 White suite comprising, glass shower cubicle with overhead shower and hand held shower, concealed cistern w.c., pedestal wash hand basin, chrome heated towel rail, tiled floor and tiled to shower area,, part vaulted ceiling with velux skylight to front, extractor fan, ceiling spotlights.

Bedroom Three

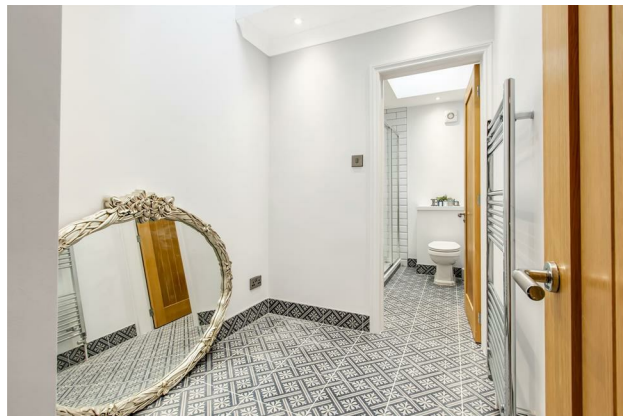
11'7 x 10'1 (3.53m x 3.07m)
 Concealed radiator, double glazed window to rear with open aspect and woodland views, ceiling spotlights.

Bedroom Four

11'6 x 9'1 plus 2'5 door recess (3.51m x 2.77m plus 0.74m door recess)
 Double radiator, double glazed window to rear with open aspect and woodland views.

Bedroom Two

11'1 x 11'1 (3.38m x 3.38m)
 Two double glazed velux skylights to front and double glazed window to side, concealed radiator, wall mounted t.v. point, ceiling spotlights, walk-in closet with lights and hanging rail.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
95-100 A	95-100 A	100-100 A	100-100 A
81-94 B	81-94 B	95-99 B	95-99 B
69-80 C	69-80 C	90-94 C	90-94 C
55-68 D	55-68 D	85-89 D	85-89 D
44-54 E	44-54 E	80-84 E	80-84 E
35-43 F	35-43 F	75-79 F	75-79 F
2-34 G	2-34 G	70-74 G	70-74 G
1-2 C	1-2 C	65-69 H	65-69 H
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Family Bathroom

8'4 x 8'2 (2.54m x 2.49m)

White suite comprising bath with shower mixer, pedestal wash hand basin, close coupled w.c., half tiled walls, tiled floor, frosted double glazed windows to front and side, ceiling spotlights, built-in airing cupboard housing the hot water tank with rack shelving, chrome heated towel rail.

Exterior

Rear Garden

106' wide x 44' deep extending to 65' deep at side (32.31m wide x 13.41m deep extending to 19.81m deep)

The garden is well secluded to all sides by timber fence panelling/hedging and is mainly laid to lawn with a decking area to the right hand side featuring a Home Office/Bar/Summer Room. A paved pathway leads to the large patio area with inset ornamental fish pond and raised bed behind, deep flower and shrub borders with hedging to rear and mature scotch pine tree, timber garden shed. To the rear of the garden is a further piece of land approximately 106' long x 23' wide which is currently leased from a local land owner and features a further lawned area and deep shrub borders. Twin gated pedestrian access to front, external lighting and water points.



Home Office/Bar/Summer Room

19'4 x 9'4 (5.89m x 2.84m)

A timber building with double glazed windows and casement door to front, fitted wooden framed bar with granite worktop and space for refrigerators below, full lighting and power. To the front of this room is a timber gazebo.

Brick Built Attached Garage

13'6 x 10' (4.11m x 3.05m)

Up and over door to front, light and power connected, personal door to utility room.

Front

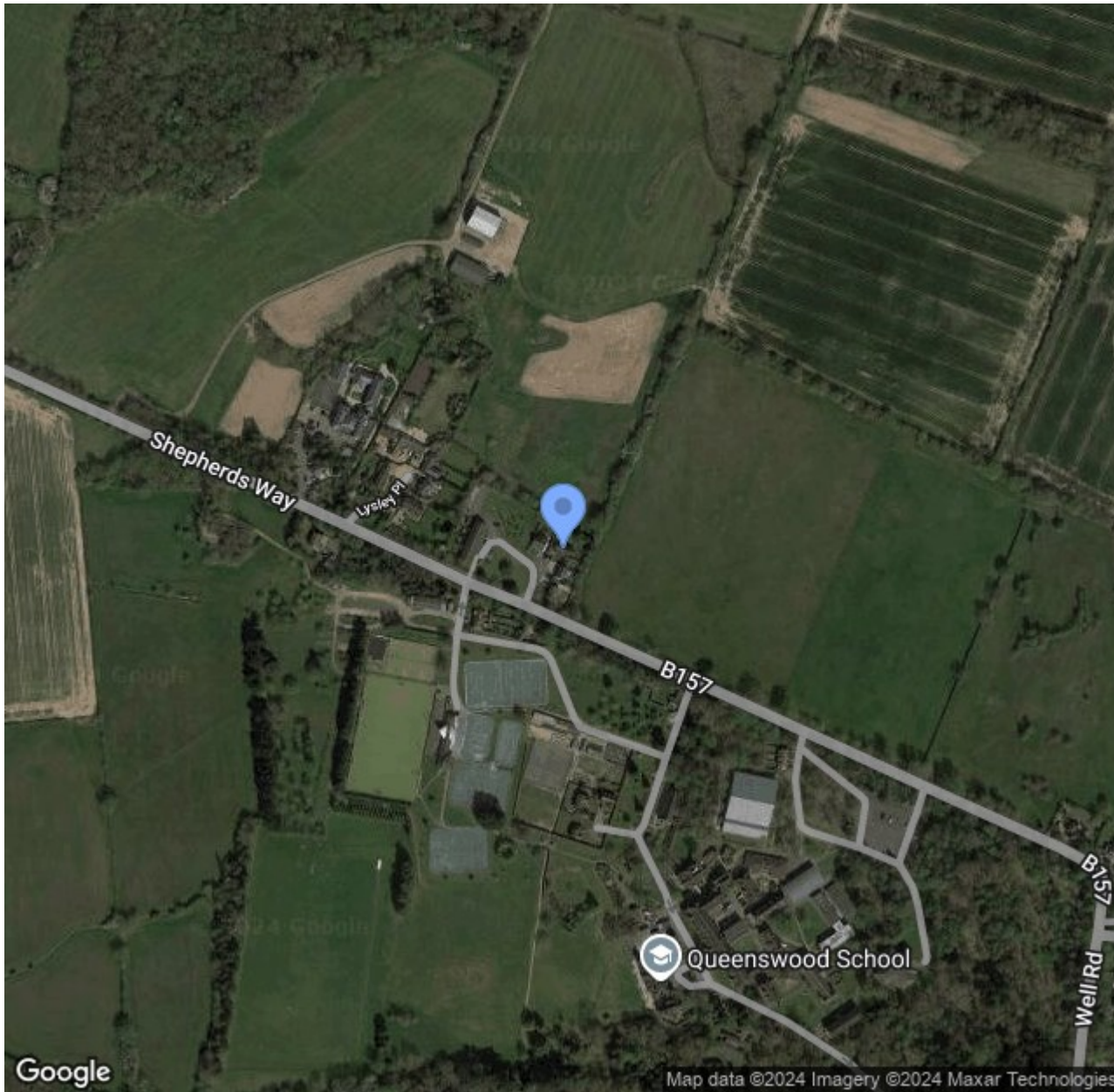
A combination of bloc paving provides parking together with a good size lawn area having flower and shrub borders, external lighting points and entry phone system.

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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