



69 Oaklands Avenue, Brookmans Park, Herts, AL9 7UH
£650,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Walking distance from Brookmans Park village with shops and mainline railway station. This three bedroom semi detached chalet bungalow has en-suite to bedroom one, downstairs bathroom and first floor bedroom with first floor cloakroom. Property backs South Westerly with 56' x 32' rear garden. Offered CHAIN FREE.



- THREE BEDROOM SEMI DETACHED CHALET BUNGALOW
- CHAIN FREE
- WALKING DISTANCE TO MAINLINE STATION AND SHOPS
- EN-SUITE TO BEDROOM ONE
- DOWN STAIRS BATHROOM
- SOUTH WESTERLY GARDEN 56'X 32'
- CLOAKROOM TO FIRST FLOOR BEDROOM
- VILLAGE LOCATION
- FREEHOLD
- COUNCIL TAX BAND E - WELWYN AND HATFIELD COUNCIL



Panelled and part double glazed front door opening into:

ENTRANCE HALL

Wood effect floor covering. Double radiator. Under stairs storage cupboard with automatic light housing electricity and gas meters.

LOUNGE

13'4 x 11'2 (4.06m x 3.40m)

Double glazed sliding doors to rear garden. Wall mounted tv aerial point.

KITCHEN

11'6 x 9'3 (3.51m x 2.82m)

Range of cream wall and base units featuring cupboards and drawers. Stone effect working surfaces with one and a half bowl stainless steel sink unit. Four ring gas hob. Concealed extractor hood above. Electric oven below. Wall mounted Ideal gas central heating boiler. Wood effect flooring. Splashback tiling. Space for washing machine. Double glazed window and door to rear. Double glazed window to side.

BEDROOM ONE

14'5 x 11'6 (length measurement taken into bay)

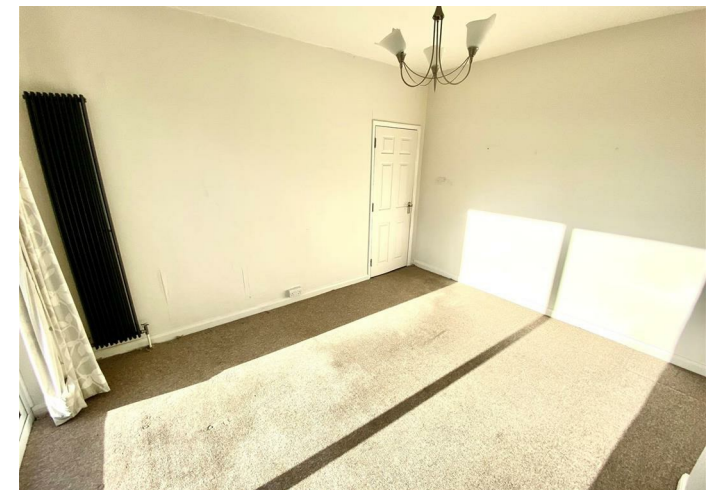
(4.39m x 3.51m (length measurement taken into bay))

Bay window being double glazed and to front. Single radiator. Further double radiator.

ENSUITE SHOWER ROOM

7'7 x 3' (2.31m x 0.91m)

White suite comprising shower base with Mira shower and glass folding door. Pedestal wash basin. Top flush WC. Tile effect floor covering. Half tiled wall. Fully tiled shower area. Light activated extractor fan. Frosted double glazed window to side. Chrome heated towel rail.



DINING ROOM/BEDROOM THREE

11'10 x 11'2 (3.61m x 3.40m)

Double radiator. Double glazed window to front.

BATHROOM

7'10 x 5'10 (2.39m x 1.78m)

White suite comprising bath with Mira over bath and glass shower screen. Top flush WC. Pedestal wash basin. Double radiator. Half tiled walls. Fully tiled bath area. Tiled floor. Built in cupboard with wooden slatted shelves. Frosted double glazed window to side.

FIRST FLOOR LANDING

Approached via turn flight staircase from hallway. Large half landing and partial obscure double glazed window to side. Access door to loft storage.

BEDROOM TWO

19'1 x 10' (5.82m x 3.05m)

Dual aspect with double glazed Dormer windows to front and rear. Two sets of double width built in wardrobes. Two double radiators.

DRESSING ROOM

7'6 x 7'2 (2.29m x 2.18m)

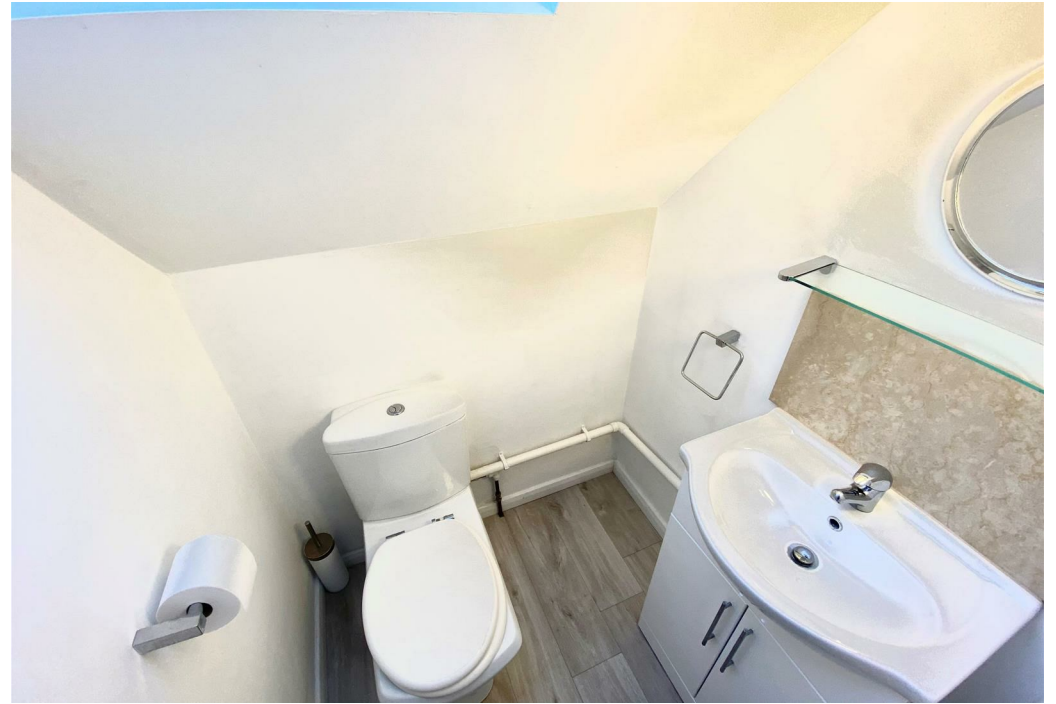
Double radiator.

CLOAKROOM

4'5 x 4'3 (1.35m x 1.30m)

White suite comprising top flush WC. Vanity top wash basin with cupboards below. Wood effect floor covering. Double glazed Velux sky lights to side.







Ground Floor
Area: 71.2 m² ... 767 ft²



First Floor
Area: 28.9 m² ... 311 ft²



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Total Area: 100.1 m² ... 1078 ft² (excluding garden)

All measurements are approximate and for display purposes only



EXTERIOR REAR

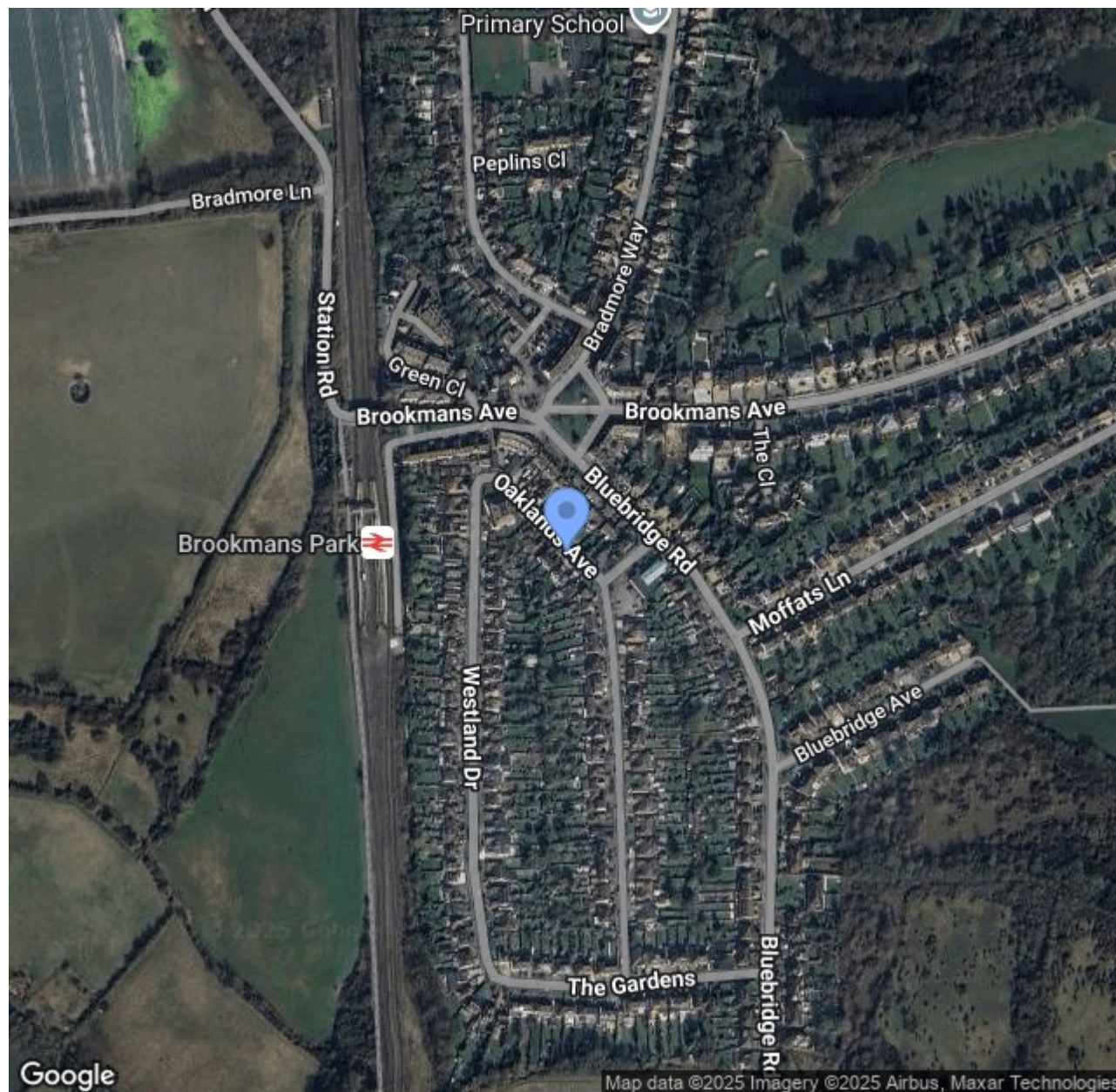
56'6 x 32' (17.22m x 9.75m)
Backing South Westerly.
Starting from the rear of the property with raised decking. Steps leading down to the main lawn with flower and shrub borders to either side and rear. Timber fence panels to either side and rear. Timber garden shed. Independent access to front via concrete sideway with large timber gate. External water point. Maximum width from flank wall to boundary is 7'.

EXTERIOR FRONT

Resin gravel effect driveway with flower borders.



Energy Efficiency Rating		Current	Potential
<p>Most energy efficient - lower running costs</p> <p>95-100 A</p> <p>85-94 B</p> <p>75-84 C</p> <p>65-74 D</p> <p>55-64 E</p> <p>45-54 F</p> <p>35-44 G</p> <p>2-34 H</p> <p>1-34 I</p> <p>Not energy efficient - higher running costs</p>			
England & Wales			87
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
<p>Most environmentally friendly - lower CO₂ emissions</p> <p>200-249 A</p> <p>180-200 B</p> <p>160-180 C</p> <p>140-160 D</p> <p>120-140 E</p> <p>100-120 F</p> <p>80-100 G</p> <p>60-80 H</p> <p>40-60 I</p> <p>20-40 J</p> <p>0-20 K</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
England & Wales			
EU Directive 2002/91/EC			



79 Bradmore Green, Brookmans Park, Herts., AL9 7QT
t. 01707664549 | e. sales@duncanperry.co.uk |