



**71 Georges Wood Road, Brookmans Park, Herts, AL9 7BX**  
**£1,875,000**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

Situated in one of Brookmans Park's Premier Roads, this 5 Bedroom Detached House is of modern construction (Built in 2010) with under floor heating on ground floor. An excellent family home with nearly 3,400 sq. ft 315.2 sqm. of floor space consisting of Large Kitchen Family Diner, separate sitting room and study.



- FIVE BEDROOM DETACHED HOUSE
- KITCHEN FAMILY DINING ROOM
- SEPERATE SITTING ROOM
- UTILITY ROOM
- SOUGHT AFTER LOCATION
- SOUTHERLY REAR GARDEN 110' X 32'
- FAMILY BATHROOM PLUS 3 EN SUITES
- MODERN CONSTRUCTION C & POTENTIALLY B RATED EPC
- FREEHOLD
- COUNCIL TAX BAND H -WELWYN AND HATFIELD COUNCIL



Feature covered porch with two wooden pillars.  
Hardwood front door. Opens into

### ENTRANCE HALL

24' x 9'8 (7.32m x 2.95m)

Widening to 12'6. Frosted double glazed and leaded light double glazed windows to front. Oak flooring with under floor heating. Access door to garage. Under stairs storage cupboard housing under floor heating manifold.

### DOWNSTAIRS CLOAKROOM

White suite comprising concealed cistern W.C. Wall mounted wash hand basin. Tiled floor with underfloor heating. Frosted double glazed window to side. Extractor fan. Double width doors opening into

### SITTING ROOM

19'3 x 12'4 (5.87m x 3.76m)

Feature open fireplace with exposed brick sides. Stone paved hearth and timber lintel. Fitted wood burner. Oak flooring with underfloor heating. TV aerial point. Double glazed leaded light bay window to front.

### KITCHEN / FAMILY DINING ROOM

28'4 x 16'6 (8.64m x 5.03m)

Widening to 27'.

#### Kitchen area

Range of cream wall and base units featuring cupboards and drawers combined with granite worktops and upstand. Belfast sink unit with mixer tap and drainer cut in granite. Space for 1200 range style gas and electric cooker with corresponding extractor hood above. Integrated fridge / freezer. Integrated larder fridge and integrated dishwasher. Ceiling spotlights. Concealed downlighters. Tiled floor with underfloor heating.

#### Lounge / family area

Continued tiled floor. Ceiling spotlights. Double glazed three panelled bi-fold doors to rear. Dining area continued flooring. Windows to either side and double width doors to rear. Part vaulted ceiling.



## UTILITY ROOM

9'1 x 5' (2.77m x 1.52m)

Range of cream wall and base units featuring cupboards. Stone effect working surfaces with single drainer stainless steel sink. Space for washing machine and tumble dryer. Tiled floor with underfloor heating. Part frosted double glazed casement door to side. Wall mounted extractor.

## STUDY

12'4 x 8'5 (3.76m x 2.57m)

Oak flooring with underfloor heating. Double glazed window to side.

## FIRST FLOOR LANDING

25'4 x 12' (7.72m x 3.66m )

Length being taken across the light well into hallway which is part galleried with balustrade. Approached via turn flight stair case from hallway. Frosted double glazed window to side. Ceiling spotlights. Double radiator. Under stairs storage cupboard. Leaded light double glazed window to front.

## BEDROOM ONE

15'8 x 14'8 (4.78m x 4.47m)

Two double glazed windows to rear with distant views and garden views. Two single radiators. Built in wardrobes with hanging rails and shelving. Door to

## ENSUITE SHOWER / BATHROOM

12'4 x 7'9 (3.76m x 2.36m)

White suite comprising bath with shower mixer. Top flush W.C. Vanity top wash basin with drawer below. Large shower base with glass screen and shower. Chrome heated towel rail. Single radiator. Tiled floor and splashback. Extractor fan. Ceiling spotlights. Frosted double glazed window to side.

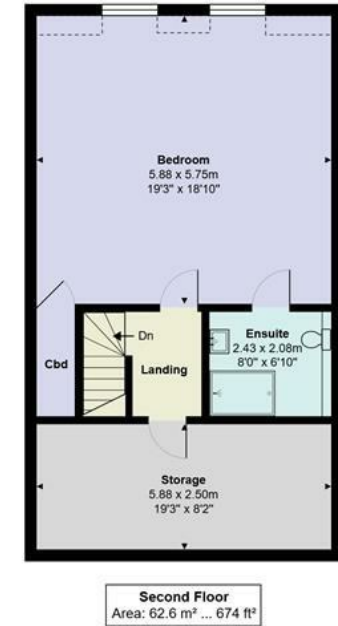
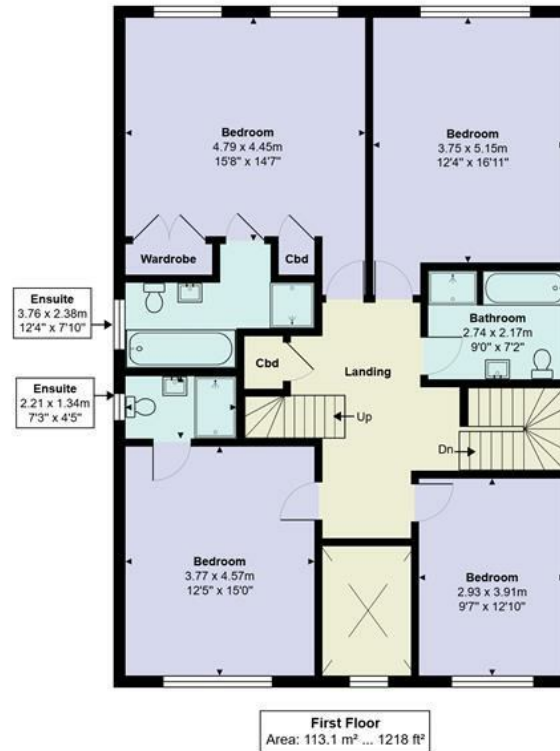
## BEDROOM THREE

15' x 12'2 (4.57m x 3.71m)

Double radiator. Leaded light double glazed window to front.







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Total Area: 315.2 m<sup>2</sup> ... 3393 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## BEDROOM FOUR

14'6 x 12'3 (4.42m x 3.73m)  
Range of fitted wardrobes comprising three double width and one single width with hanging rails, shelving and drawers. Single radiator. Double glazed window to rear. Distant countryside and garden views.

## BEDROOM FIVE

12'9 x 9'7 (3.89m x 2.92m)  
Single radiator. Leaded light double glazed oriel window to front.

## FAMILY BATHROOM

White suite comprising bath. Top flush W.C. Wash basin with mixer tap. Large shower base with glass screen. Radiator. Tiled walls. Tiled floor. Frosted double glazed window to side.

## SECOND FLOOR LANDING

Approached from first floor landing via turn flight stair case. Part vaulted ceiling with ceiling dome providing natural light. Ceiling spotlights.

## EN-SUITE SHOWER ROOM

7'2 x 4'4 (2.18m x 1.32m)  
White suite comprising shower base with glass sliding shower door. Wall mounted wash basin. Top flush W.C. Tiled floor. Chrome heated towel rail. Tiled splashback. Ceiling spotlights. Extractor fan. Frosted double glazed window to side.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
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Not energy efficient - lower rating costs 80		Not environmentally friendly - lower CO <sub>2</sub> emissions 84	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

## BEDROOM TWO / GUEST SUITE

19'3 x 18'10 (5.87m x 5.74m)

With some restricted head room. Width measurement taken into bay windows being two double glazed to rear with distant countryside rooftop and garden views. Two double radiators. TV aerial point. Eaves storage access.

## EN-SUITE SHOWER ROOM

8' x 6'9 (2.44m x 2.06m)

White suite comprising large shower base with glass screen. Wall mounted hand basin. Concealed cistern W.C. with granite tops. Chrome heated towel rail. Tiled splashback. Tiled floor. Ceiling spotlights. Natural light port. Extractor fan.

## LOFT STORAGE ROOM

19'1 x 8'2 (5.82m x 2.49m)

Power and lighting. Fully decorated and carpeted. N.B. should be noted this could be another bedroom if a skylight were fitted. Subject to the usual permissions.

## PART INTEGRAL GARAGE

19'4 x 10'1 (5.89m x 3.07m)

Automated up and over door to front. Wall mounted Ideal gas central heating boiler. Tap Works water softener. Megaflow pressurised hot water tank. Power and lighting. Wall mounted electricity meter and consumer unit. Casement access door to rear and garden.



## EXTERIOR REAR

110' x 32' (33.53m x 9.75m)

Length of measurement taken from main part of the back of the house. Widest point which is immediately to rear of property. Backing south. Starting with full width stone paved patio. External water point. Brick retaining wall with inset flower bed. Three steps down to second stone patio and main lawn. Flower and shrub borders to either side. Thick yew hedge to right hand side. Rear section of garden is another patio area with timber pergola with climbing plants including honey suckle and clematis. Timber garden shed with window to side. Access to front via either side of property.

## EXTERIOR FRONT

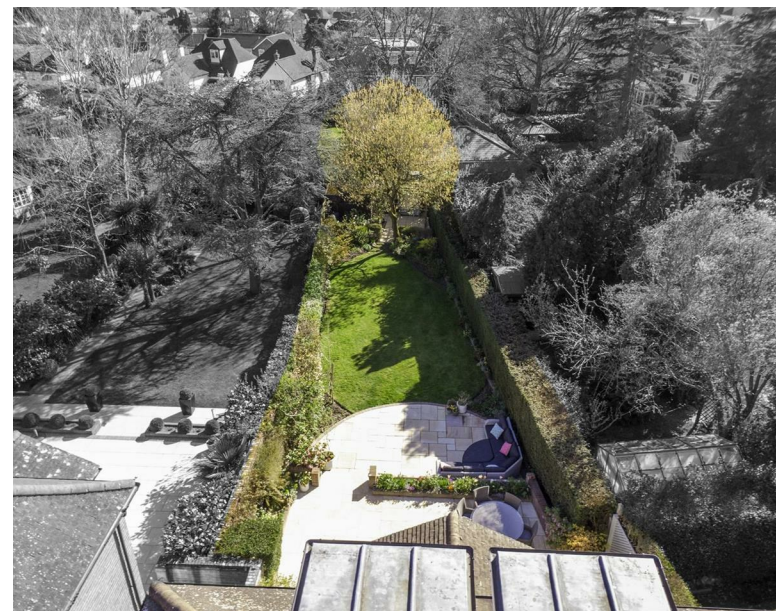
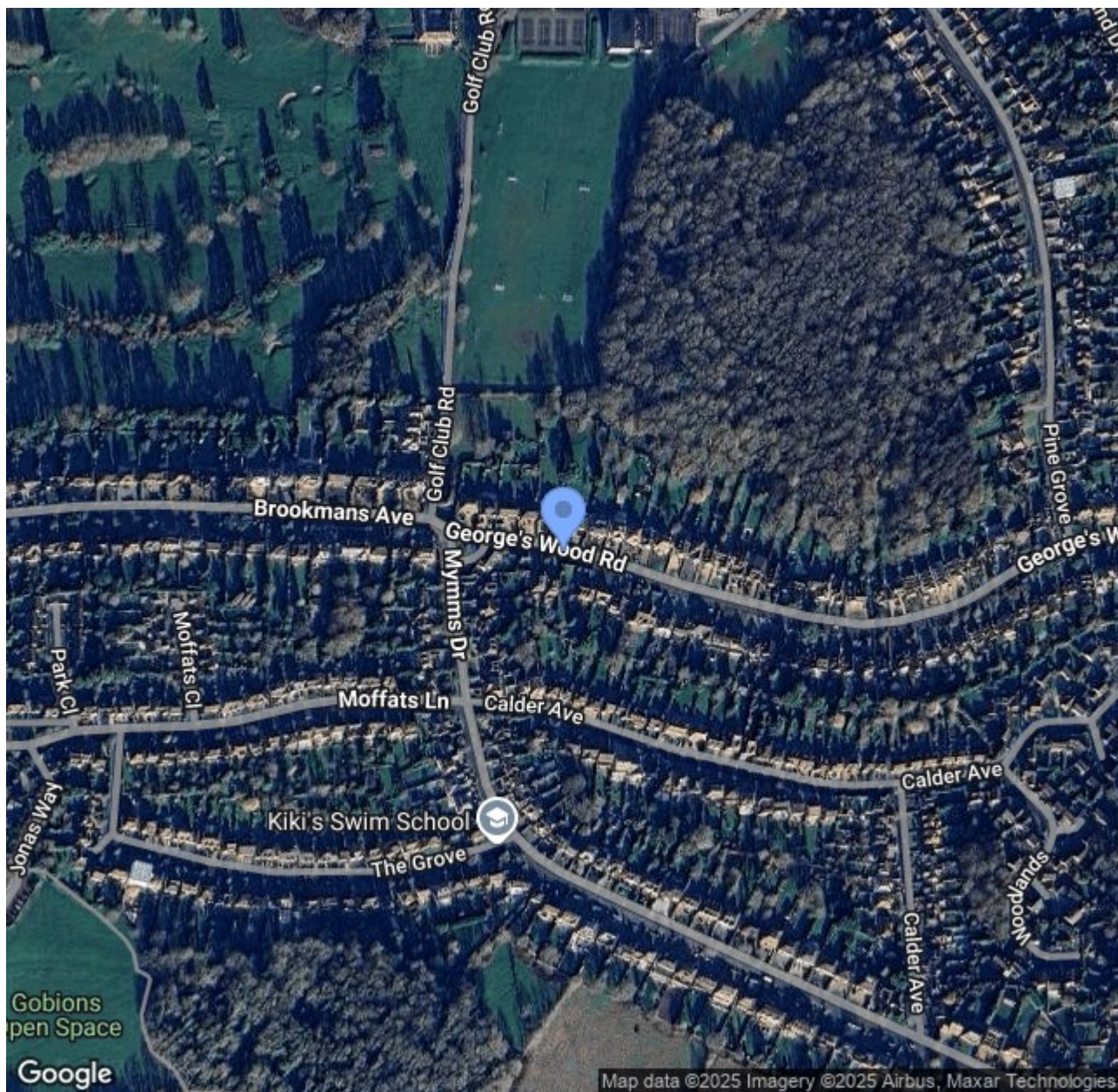
Gravelled drive with parking for several vehicles. Lawned area with various shrubs.

Tenure - Freehold. Council tax band H - Welwyn and 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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