



**4 Bed  
Bungalow - Semi  
Detached  
located in  
Brookmans Park**

£750,000



**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

Oaklands Avenue  
Brookmans Park  
AL9 7UJ



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UPVC panelled Entrance door with frosted double glazed panels opens into:

#### **ENTRANCE PORCH**

Decorative tiled floor, further UPVC door with frosted double glazed panel opens into

#### **ENTRANCE HALL**

Laminate wood effect flooring, double radiator, access to loft, wall mounted video entry phone screen, built-in cloaks cupboard with electric consumer unit, light and hanging rail.

#### **KITCHEN / LOUNGE / DINER**

26'8" x 24'0"

Kitchen Area:

Modern range of white hi-gloss wall and base units featuring cupboards and drawers, stone effect work surfaces with inset one and a half bowl sink with mixer tap, Lamona four ring gas hob with extractor hood above and fan oven below, integrated Bosch dishwasher and Indesit washing machine, concealed Vaillant gas central heating boiler, tiled splashbacks, UPVC framed double glazed windows to side and rear and UPVC framed double glazed casement door to rear, LED ceiling spotlights, laminate wood effect flooring.

Lounge/Dining Area:

Continuation of laminate wood effect flooring, two double radiators, t.v. aerial points, LED ceiling spotlights, three panel bi-fold double glazed doors to rear garden.

#### **BEDROOM ONE**

16'0" x 10'9"

A bright dual aspect room with UPVC framed double glazed bay window to front and UPVC framed double glazed window to side, continuation of laminate wood effect flooring, wall mounted t.v. aerial and power point, double radiator, LED ceiling spotlights.

#### **BEDROOM TWO**

13'1" x 12'2"

Continuation of laminate wood effect flooring, UPVC framed

double glazed window to front, LED ceiling spotlights, t.v. aerial point, double radiator.

#### **BEDROOM THREE**

9'10" x 9'10"

Laminate wood effect flooring, double radiator, wall mounted T.V. aerial and power point, UPVC framed double glazed window to side, LED ceiling spotlights.

#### **BEDROOM FOUR**

11'8" x 8'0"

Laminate wood effect flooring, wall mounted T.V. aerial and power point, double radiator, UPVC framed double glazed window to side, LED ceiling spotlights.

#### **BATHROOM**

7'8" x 6'0"

Modern white suite comprising shower bath with mixer tap and glass shower screen, overhead shower and hand shower attachment, top flush W.C. vanity topped wash basin with double drawer below, tiled walls and floor, chrome heated towel rail, extractor fan, frosted UPVC framed double glazed window to side.

#### **EXTERIOR REAR**

52' x 30'

Immediately adjoining the rear of the property is a full width paved patio, external lighting and water point. The remainder of the garden is predominantly laid to lawn with flower and shrub borders. Pedestrian side access to front. The garden backs in an easterly direction.

#### **CONCRETE SECTIONAL GARAGE**

17'7" x 8'9"

Barn doors to front, light and power connected, windows and casement door to side.

#### **FRONT OF PROPERTY**

The garden is predominantly lawned with central concrete path retained by low brick wall. Tarmac shared driveway. External gas meter cupboard.



Tenure - Freehold. Council tax band E - Welwyn and Hatfield Council.

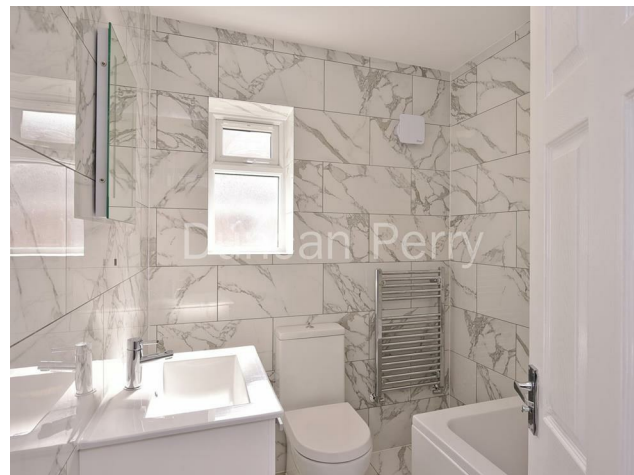
#### Property Information

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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54 Oaklands Avenue, Brookmans Park, AL9 7UJ



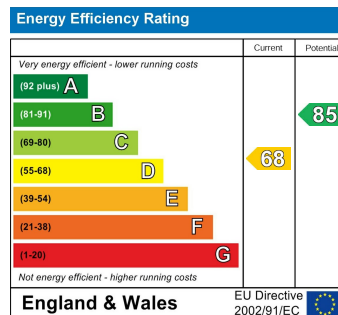


Oaklands Avenue, Hertfordshire AL9

Total Area: 121.7 m<sup>2</sup> ... 1310 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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## DIRECTIONS

Please refer to Google Maps using postcode.

## CONTACT

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