



22 Georges Wood Road, Brookmans Park, Herts, AL9 7BT
£1,199,999

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Stunning detached property located on a 1/4 acre plot in one of the premier roads in the most sought after area of Brookmans Park in Hertfordshire. Priced at £1,199,999, this beautiful home offers a perfect blend of modern living and traditional charm. Backing directly onto protected woodland with the further advantage of planning

permission for a first floor extension to add three further bedrooms.



- DETACHED BUNGALOW
- FOUR DOUBLE BEDROOMS
- PRIME LOCATION
- DUAL ASPECT LOUNGE
- KITCHEN / DINER
- UTILITY ROOM
- TWO BATHROOMS
- BACKING ONTO WOODLAND
- PLANNING PERMISSION GRANTED FOR FIRST FLOOR EXTENSION
- TENURE - FREEHOLD. COUNCIL TAX BAND G - WELWYN AND HATFIELD COUNCIL



ENTRANCE HALL

Bright Entrance Hall with doors to all rooms. Oak flooring and fitted bookcase with small cupboard housing meters. Alarm.

DUAL ASPECT LOUNGE

A lovely room with leaded windows to the front and side. A Feature brick open fireplace dating from 1930's.

L-SHAPED KITCHEN / DINING ROOM

Fully refurbished and newly fitted 18 months ago. Range of base and wall units with glass cabinets and under mount lighting with White Quartz work top over. A good size butler sink with mixer tap, Integral dishwasher. Stunning ceramic tiled stone effect flooring and white part tiled walls. Skylight window in the dining area and windows and door to the rear and garden. Space for Large Range Oven and American style Fridge Freezer. Inset spot lighting and feature wall radiator.

UTILITY ROOM

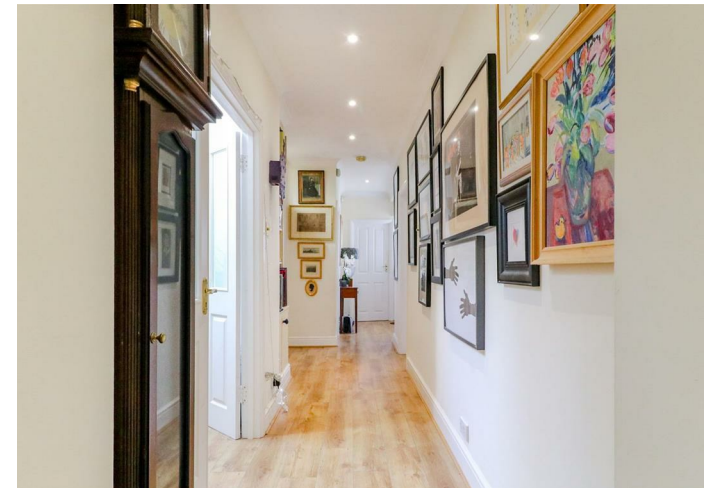
Recently fitted with new wall units and cabinets, sink with mixer tap and White Quartz Work top. Door to the side and rear of the garage. Space and plumbing for washing machine and tumble drier. Part tiled walls. Feature ceramic stone effect flooring. Boiler approximately 6 years old.

BEDROOM ONE

Dual Aspect double Bedroom. Leaded Bay window to the front. Range of fitted wardrobes and cupboards. Radiator.

BEDROOM TWO

Dual Aspect Double bedroom. Leaded windows and French/double doors to the rear and garden. Radiator.



BEDROOM THREE

Double Bedroom with leaded windows and French/double doors to the rear and garden. Range of solid pine wardrobes and drawers. Radiator.

BEDROOM FOUR

Small Double Bedroom with leaded windows to the side. Feature picture rail and wood flooring. Range of fitted pine wardrobes.

FAMILY BATHROOM

Good size family bathroom with bath, sink unit and W.C. tiled floor and walls. Airing cupboard and sky light widow.

SHOWER ROOM

Stunning shower room with slate tiling to the floor, walls and slate tiled shower cubicle. Wash hand basin and W.C. heated towel rail and window to the rear.

EXTERIOR REAR

Very pretty and mature rear garden. Paved Patio area to the rear of the house and lawned area with mature trees and shrubs. Stone steps up to further lawned area and wooden garden shed. Backing directly onto protected woodland. Side access to front.

EXTERIOR FRONT

Deep front garden with carriage driveway and parking for many cars. Side access to the rear. Lawned area and shrub borders.

GARAGE

Attached garage with up and over door. power and light.

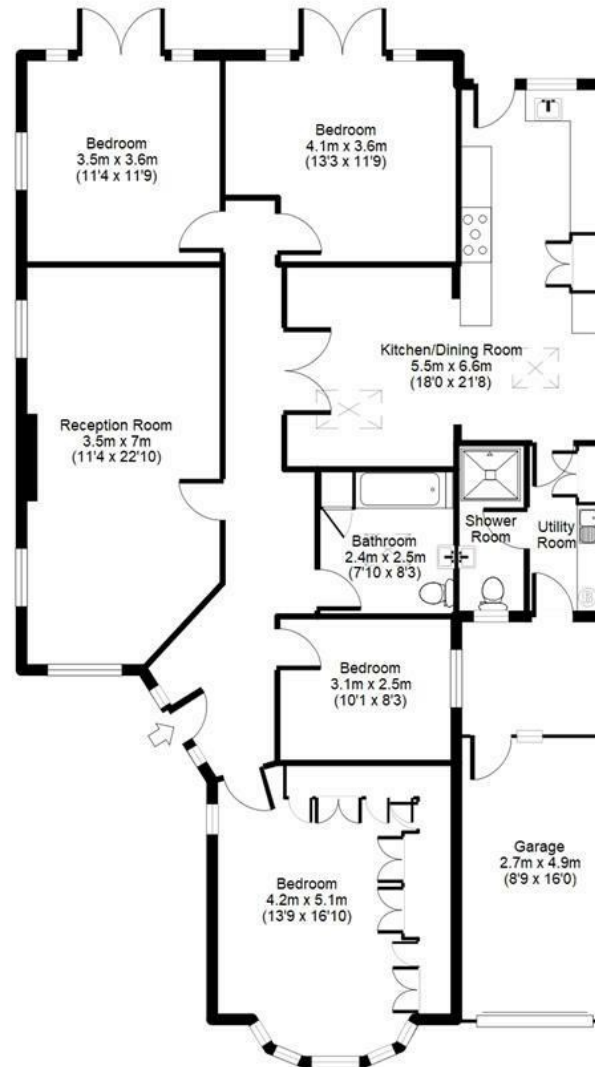
Tenure - Freehold. Council tax band G - Welwyn & Hatfield council.





George's Wood Road, Brookmans Park, AL9

APPROX GROSS INTERNAL FLOOR AREA: 1403 sq. ft / 130 sq. m not incl Garage



For identification purposes only
Measurements are approx and not to scale

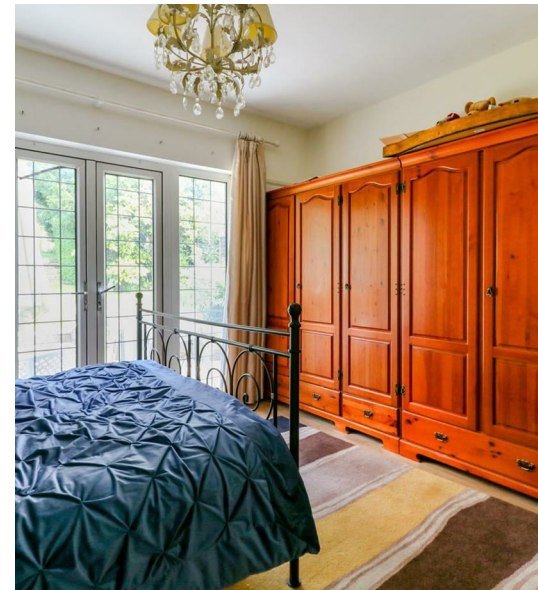


approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.

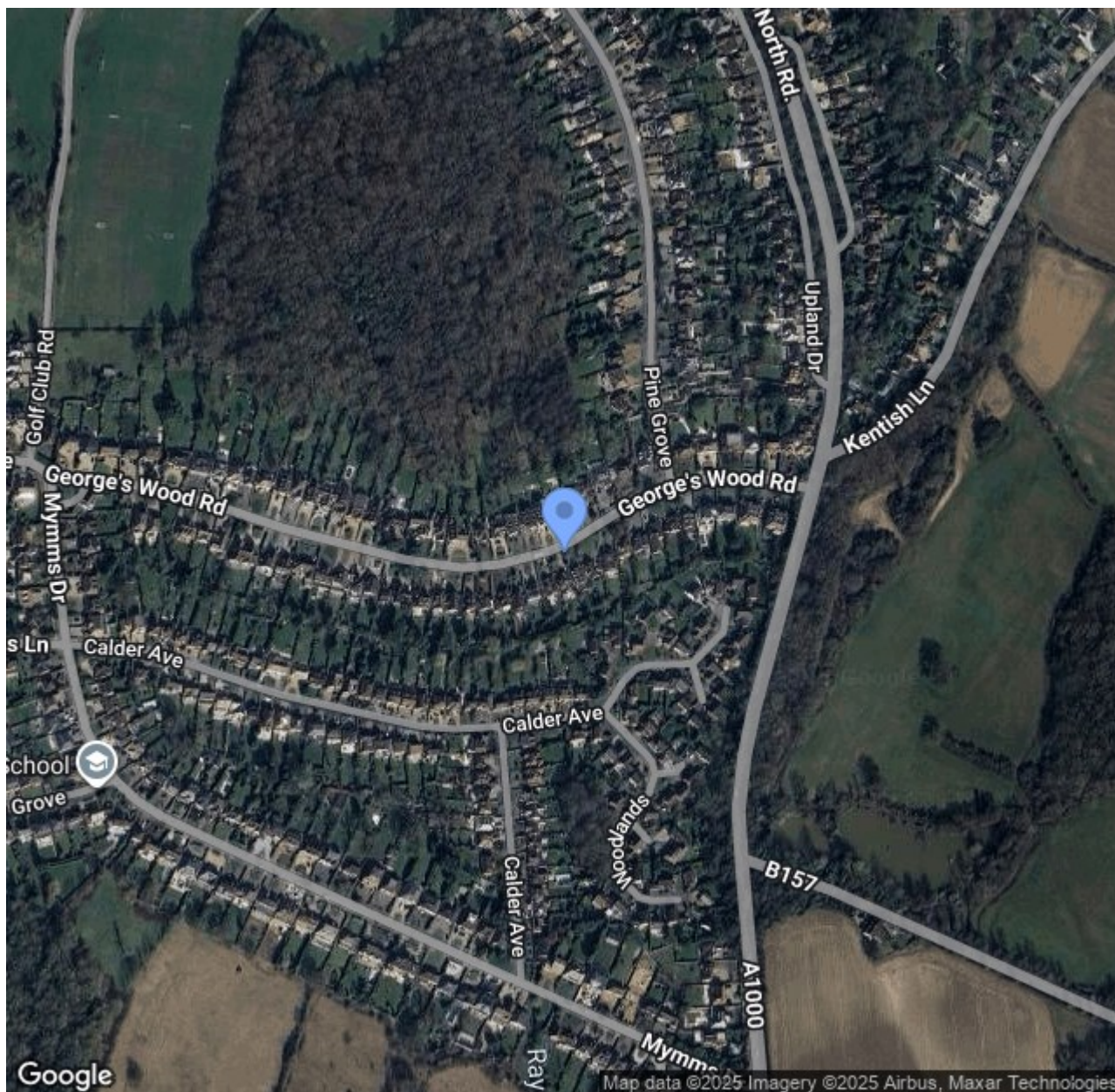
Property Information
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	







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