



The Firs Woodside Lane, Brookmans Park, Herts, AL9 6DF
Offers In Excess Of £1,500,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Excellent development opportunity which currently has outline plans for a further dwelling to the south of the existing property which consists of a four bedroom detached house on a 85'8 x 83'11 plot having three reception rooms, three bathrooms and cloakroom. Further details available from the vendors sole agent Duncan Perry.



- FOUR BEDROOM DETACHED HOUSE
- THREE RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM
- FAMILY BATHROOM
- TWO ENSUITES
- CONSERVATORY
- OUTLINE PLANS FOR FURTHER DWELLING TO SOUTH OF EXISTING PROPERTY
- LARGE DRIVEWAY TO FRONT
- TENURE - FREEHOLD. COUNCIL TAX BAND
- COUNCIL TAX BAND G - WELWYN AND HATFIELD COUNCIL



Panelled Entrance Door with frosted and leaded light insert opens into:

ENTRANCE PORCH

Tiled floor, opaque double glazed window to front, double glazed opaque door opens into:

ENTRANCE HALL

Alarm system. Parquet wood flooring, single glazed window to front, single radiator.

GROUND FLOOR W.C.

White suite comprising vanity topped wash basin with cupboards below and concealed cistern w.c., chrome heated towel rail, continuation of parquet wood flooring, single glazed window to side, half tiled walls.

LOUNGE

11'11 x 17'11 (3.63m x 5.46m)

Continuation of parquet wood flooring, dual aspect with double glazed windows to front and rear, single radiator, feature stone fireplace, tv aerial point, wall light points.

KITCHEN/FAMILY ROOM

23'9 x 14'9 (7.24m x 4.50m)

Kitchen area:

Range of wall and base units comprising of cupboards and drawers with granite worktops and upstand, space for 1200mm range style cooker, Rangemaster extractor hood above, inset stainless steel sink, splashback tiling, space for American style fridge/freezer, integrated dishwasher, dual aspect with double glazed windows to front and rear and double glazed casement door to rear, tiled floor, double radiator, ceiling spotlights.,

REAR LOBBY

Continuation of tiled floor, further wall cabinets and space for refrigerator.



UTILITY ROOM

Range of base units comprising of cupboards and drawers, granite effect working surfaces, single drainer stainless steel sink, splashback tiling, built in cupboard housing Worcester gas central heating boiler, single radiator, space for washing machine, double glazed window to rear, ceiling spotlights, extractor fan.

RECEPTION ROOM TWO/SNUG

16'5 x 11'5 (5.00m x 3.48m)

A dual aspect room with double glazed windows to front and side, engineered oak flooring, double radiator, ceiling spotlights.

DINING ROOM

13'0 x 10'9 (3.96m x 3.28m)

Concealed radiator with shelving above, parquet wood flooring, glazed display alcove, double width glazed doors to lounge and double width double glazed doors to:

CONSERVATORY

12'8 x 10'9 (3.86m x 3.28m)

Double glazed windows and double glazed casement doors, glazed pitched roof, tiled floor, wall mounted electric heater.

FIRST FLOOR GALLERIED LANDING

Approached via a turn flight staircase from the entrance hall. Two single radiators, double glazed windows to front..

BEDROOM ONE

17'11 x 11'11 (5.46m x 3.63m)

A dual aspect room with double glazed windows to front and rear, wood flooring, two single radiators, fitted wardrobes with four sliding doors.

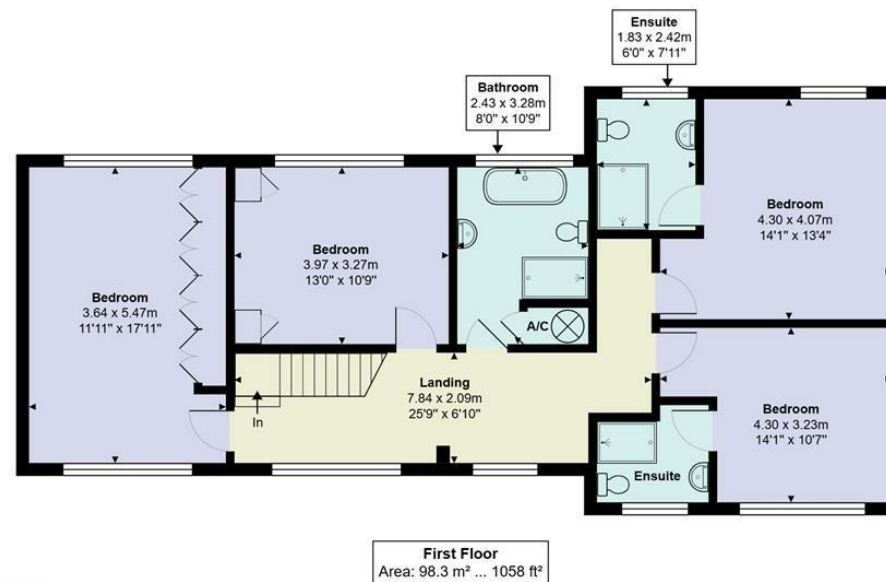
BEDROOM TWO

14'1 x 13'4 (4.29m x 4.06m)

Oak flooring, double radiator, dual aspect with double glazed windows to side and rear.







Woodside Lane, Hatfield, AL9 6DF

Total Area: 212.8 m² ... 2291 ft²

All measurements are approximate and for display purposes only



EN-SUITE SHOWER ROOM

White suite comprising corner shower base with glass cubicle, top flush w.c., pedestal wash hand basin, half tiled walls being fully tiled to the shower cubicle, chrome heated towel rail, extractor fan, ceiling spotlights, frosted double glazed window to rear

BEDROOM THREE

14'1 x 10'7 (4.29m x 3.23m)
Dual aspect with double glazed windows to front and side, oak flooring, double radiator.

EN-SUITE SHOWER ROOM

White suite comprising shower base with glass cubicle, top flush w.c., pedestal wash hand basin, splashback tiling being fully tiled to shower cubicle, tiled floor, chrome heated towel rail, frosted double glazed window to front, ceiling spotlights, extractor fan.



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

BEDROOM FOUR

13'0 x 10'9 (3.96m x 3.28m)

Fitted wardrobes and bridger cupboards with matching dressing table and drawer unit, wood flooring, single radiator, double glazed window to rear,

FAMILY BATH/SHOWER ROOM

White suite comprising shower base with glass cubicle, bath with shower/mixer, top flush w.c., wall mounted wash basin, half tiled walls being fully tiled to the shower cubicle, chrome heated towel rail, double glazed window to rear, wood flooring, built-in cupboard with rack shelving housing the hot water tank.

EXTERIOR REAR

100'10 x 61'5 (30.73m x 18.72m)

Backing in an easterly direction with a full width paved patio having steps up to the main lawn area with flower and shrub border to one side and mature conifer hedging to the other. The rear section of the garden is divided by further hedging and shrubs which conceals a vegetable and fruit growing area having six principle plots containing various fruit plants. Two timber garden sheds.



EXTERIOR SIDES FACING NORTH AND SOUTH

Additional timber garden shed to the north side of the property. To the south side there is a large lawned area with inset flower and shrub beds, ornamental fish pond, covered timber patio area suitable for barbecue with fitted hot tub, further patio area.

South side - 85'8 x 83'11

North side - 60'10 x 59'1

FRONT

A mixture of gravelled parking area and bloc paved path. Lawn area being well secluded by mature shrubs and hedging, external water and lighting points. Security cameras.

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.



