



Peplins Way, Brookmans Park – AL9 7UU

£775,000 Freehold

SEMI DETACHED HOUSE • THREE BEDROOMS • THROUGH LOUNGE WITH FIREPLACE • ATTRACTIVE REAR GARDEN •
DRIVEWAY & CAR PORT • POTENTIAL TO EXTEND (STPP) • WALKING DISTANCE TO TRAIN STATION • VILLAGE LOCATION
& NEAR TO SCHOOLS • FREEHOLD • EPC RATING - D

KINGS
SALES LETTINGS MANAGEMENT



Situated within walking distance to the village centre with an abundance of shops, restaurants and amenities including Brookmans Park Train Station (Finsbury Park in 25 mins and Moorgate in 40 mins), Brookmans Park Primary School and Brookmans Park Golf Club is this well presented semi detached house. The ground floor comprises an inviting entrance hall with good storage, spacious dual aspect through lounge with living and dining areas with curved bay window and fireplace, modern fitted kitchen with Quartz worktops, Neff appliances and Vaillant boiler. The first floor features a spacious master bedroom with fitted wardrobes, second double bedroom, third single bedroom with built in cupboard and modern family bathroom. This freehold home further benefits from a large 85ft (approx) rear garden with lawn and patio areas, car port, driveway for multiple cars and has considerable potential to be extended to the side, rear and loft subject to the necessary permissions and consents.

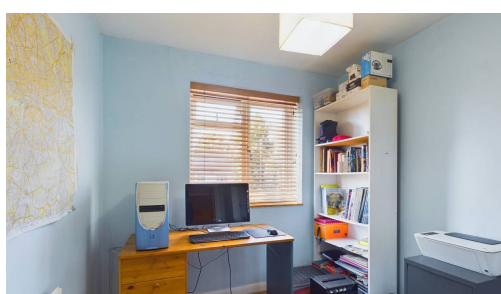


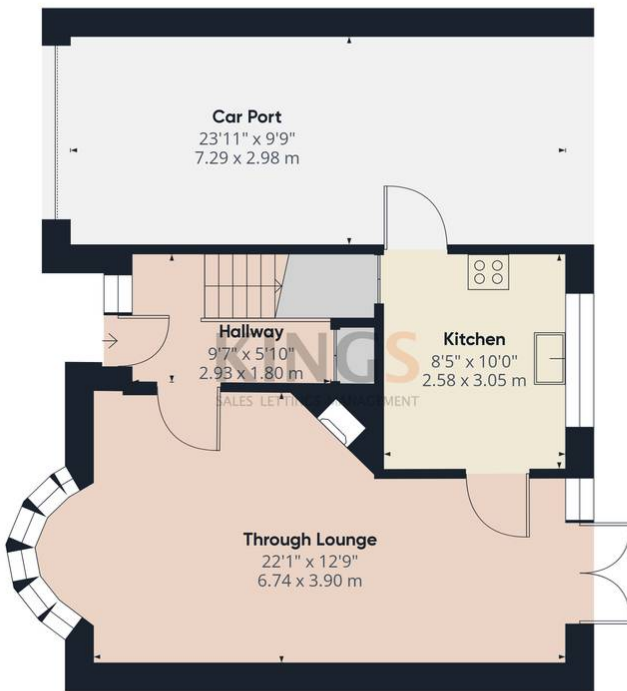
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Ground Floor



Floor 1

Approximate total area⁽¹⁾
1030.86 ft²
95.77 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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