







## Bluebridge Road

A deceptively spacious and recently decorated 5-bedroom family home benefitting from an extended kitchen/family room, separate utility, dining room, lounge, 3 bathrooms and south west facing rear garden right in the heart of the village with its comprehensive shops and train station.

Entering, the spacious hall has a downstairs cloakroom, and doors lead into the lounge, dining room and utility room. The lounge boasts a bay window and log burner, and double doors lead to the dining room which is open planned to the kitchen/family room. This family space spans the whole width of the property and there is a range of kitchen cupboards, hob with extractor over, 2 ovens, one and a half bowl sink unit and plumbing for a dishwasher. There is also a lounge area with French doors overlooking the garden. The separate utility room is a good size with sink unit, plumbing for washing machine and side door to the garden.

On the first floor are 4 of the 5 bedrooms, 3 being double in size, each with fitted wardrobes. The master bedroom on this floor also boasts an en-suite shower room. The fifth bedroom is currently being used as a home office. Another set of stairs leads to the second floor where there is a large bedroom with great views, fitted wardrobes and a beautiful, modern shower room.

To the front is a block paved driveway providing parking for 3 cars. The south west facing rear garden has a paved terrace with the rest laid to lawn. There is a timber shed and timber garage to the rear of the garden with access via Oaklands Avenue.

Everything required for day-to-day living, and more besides, is readily available just a stone's throw from this lovely home. There are lots of inviting restaurants and pubs, an independent butchers, bakers, fishmongers and hardware store along with a variety of other shops catering for everyday needs. The train station is 0.2 of a mile away offering access into London Finsbury Park, Moorgate and Kings Cross.

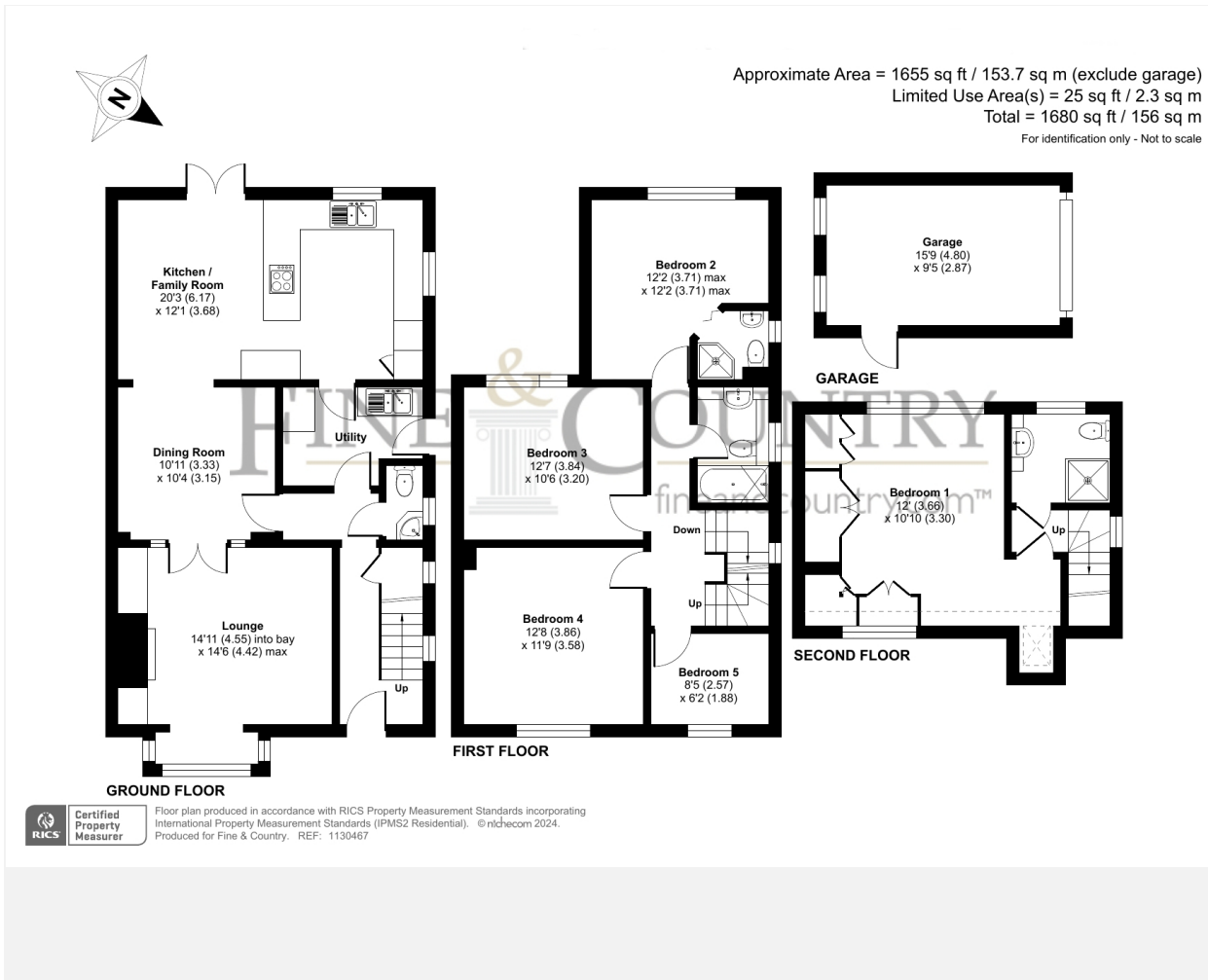




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Tenure: Freehold  
Council Tax: Band F  
Local Authority: Welwyn Hatfield





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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