





Peplins Way

Nestled in the charming village of Brookmans Park, this delightful 3-bedroom semi-detached house boasting 3 reception rooms and 2 bathrooms, this property offers ample space for comfortable and flexible living.

Entering the property is a large sitting room connecting to the dining room which leads to the open plan kitchen spanning over 21ft long and 18ft to the widest point. The kitchen offers lots of natural light coming from the skylight, bifold doors and windows as well as the outlook onto the garden. It also benefits from underfloor heating, utility cupboard and larder. There is also a downstairs W.C.

Upstairs are three bedrooms and a large family bathroom. The master bedroom benefits from having a Juliet balcony, dressing room and luxury en suite. The second bedroom has fitted wardrobes along one wall which provides plenty of storage. The family bathroom has a modern finish with a walk-in shower and separate bath.

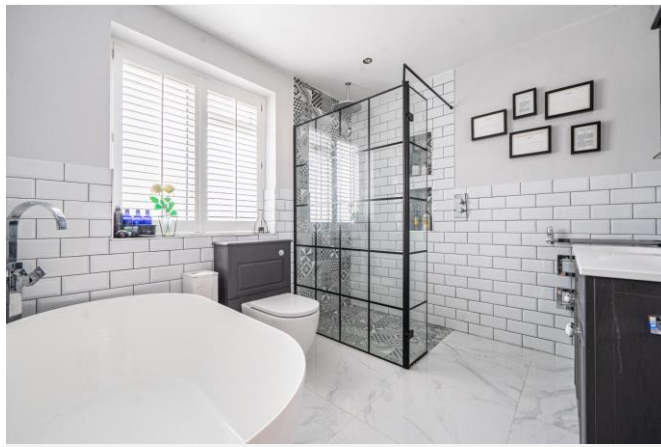
The property also has a driveway and a garage. There is an approximately 65ft low maintenance garden with a decked area and a summer house.

The house was tastefully extended and decorated just 4 years ago, ensuring a modern and fresh interior that is ready to welcome its new owners. Being just a stone's throw away from the primary school, shops, restaurants, and the train station - everything you need right at your doorstep.

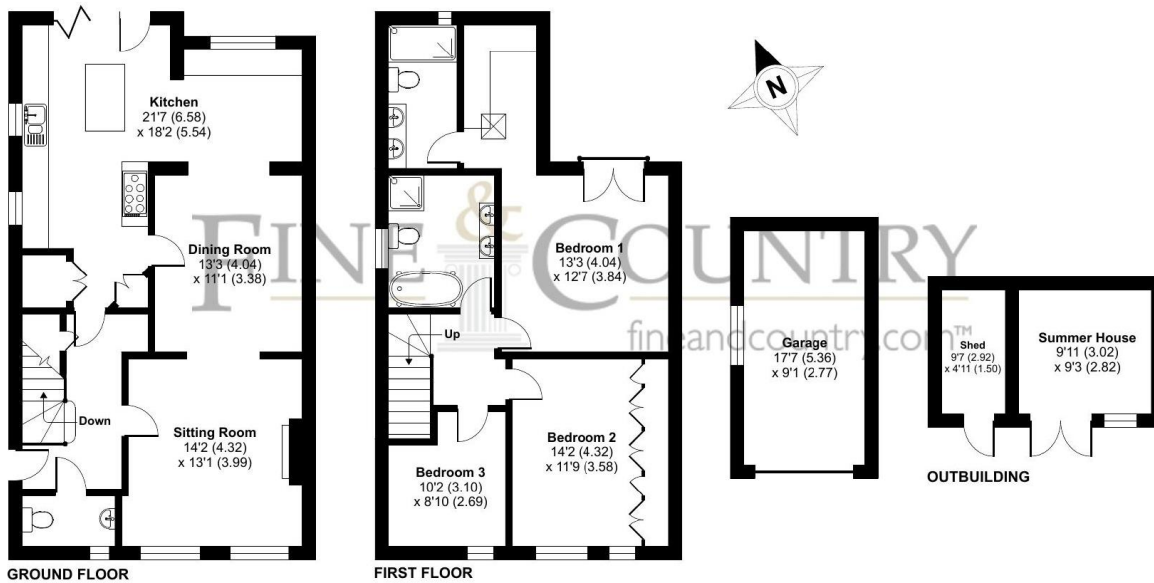


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Tenure: Freehold
Council Tax: Band F
Local Authority: Welwyn Hatfield



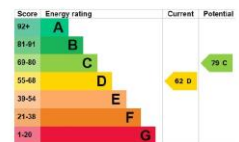
Approximate Area = 1533 sq ft / 142.4 sq m
 Outbuilding = 138 sq ft / 12.8 sq m
 Garage = 161 sq ft / 15 sq m
 Total = 1832 sq ft / 170.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Fine & Country. REF: 1207033



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



The Estate Office
 Bradmore Green
 Brookmans Park
 Hertfordshire
 AL9 7QS

01707 662222
 fineandcountry.com
 brookmanspark@fineandcountry.com

Opening Hours
 Monday – Friday: 9 - 6pm
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