



**3 Bed House - Detached  
located in Pine Grove  
Brookmans Park**



Pine Grove  
Brookmans Park  
AL9 7BW



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£2,800 PCM

Situated in this popular turning of Brookmans Park and in the catchment area of Chancellors School, this three bedroom detached house comprises family bathroom, ground floor shower room, lounge, kitchen, utility room, garage, large garden & off street parking.

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### GROUND FLOOR

#### ENTRANCE HALL

Tiled porch area, double glazed obscure window to side, radiator, inset ceiling spot lights, under stairs cupboard housing electric and gas meters and consumer unit, open archway leading to:

#### LOUNGE

22'9" x 15'2"

Two radiators, inset ceiling spot lights, fibre internet point, double glazed window to front, obscure double glazed window to side, double glazed window and doors to rear.

#### KITCHEN

11'0" x 10'11"

Range of wall and base units with work surfaces, single drainer one and a half bowl stainless steel sink with mixer tap, breakfast bar, Beko dishwasher, Lamona electric oven, Baumatic electric hob with extractor hood above, wall mounted Honeywell heating control, part tiled walls, tiled floor, radiator, inset ceiling spot lights, obscure double glazed window to side, double glazed window to rear and door to rear garden, open plan to utility area.

#### DOWNSTAIRS SHOWER ROOM

4'8" x 4'4"

White suite comprising toilet with top flush, pedestal basin with mixer tap, enclosed shower cubicle with wall mounted shower, tiled floor and walls, inset ceiling spot light, extractor fan, obscure double glazed window to side.

#### UTILITY ROOM

7'5" x 7'4"

Tiled floor, low level cupboard with worksurface, single drainer single bowl stainless steel sink with mixer tap, Hoover tumble dryer, Hoover washing machine, radiator, inset ceiling spot lights, cupboard housing Ravenheat boiler, obscure double glazed window to side.

#### GARAGE

14'2" x 8'5"

Tiled floor, electric roller door, wall mounted electric heater.

### FIRST FLOOR

#### LANDING

Access to loft void, radiator, inset ceiling spot lights, double glazed windows to front.

#### BEDROOM ONE

15'3" x 11'4"

Radiator, inset ceiling spot lights, double glazed windows to rear front and side.

#### BEDROOM TWO

15'2" x 8'3"

Radiator, inset ceiling spot lights, double glazed windows to rear front and obscure double glazed window side.



### **BEDROOM THREE**

9'7" x 7'10"

Radiator, inset ceiling spot lights, double glazed windows to front and side.

### **BATHROOM**

8'0" x 6'3"

white suite comprising tiled panel bath with mixer tap shower attachment and glass shower screen, vanity unit with mixer tap and cupboard below, part tiled walls, tiled floor, extractor fan, inset ceiling spot light, radiator, obscure double glazed window to rear.



### **SERPARATE WC**

White top push flush toilet, radiator, tiled floor, inset ceiling spot light, extractor fan, obscure double glazed window to rear.

### **EXTERIOR**

#### **REAR GARDEN**

Patio area, exterior light and water tap, pedestrian side access, small lawn area, steps leading to raised area, timber garden shed, shrub and tree borders.

#### **FRONT GARDEN**

Carriage driveway with stone gravel for off street parking for 5/6 cars, exterior light.

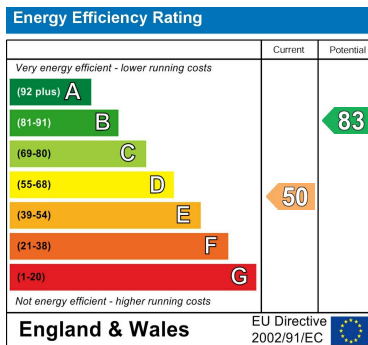
### **AGENT NOTES**

Council Tax Band G - Welwyn Hatfield Council  
Deposit £3230 - 12 Month Tenancy

#### **Property Misdescriptions Act**

As Agents we have not tested any apparatus, equipment, fixtures, fittings and so cannot verify that they are in working order. Before viewing a property, do please check with us as to its availability and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys.





**DIRECTIONS**

Please refer to google maps using property post code

**CONTACT**

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