



**3 Bed House - Detached  
located in Grubs Lane  
Brookmans Park**



Grubbs Lane  
Brookmans Park  
Herts  
AL9 6EG



3



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2



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£2,195 PCM

This THREE BEDROOM DETACHED house is situated in a rural setting but within seven minute's drive of both Brookmans Park and Welham Green villages with shops and station. The property will be available 8th August 2024.

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Part frosted double glazed entrance door leading into:

#### ENTRANCE PORCH

Tiled flooring, frosted double glazed window to side.

#### DOWNSTAIRS CLOAKROOM

Comprising close coupled w.c, wall mounted wash hand basin with splash back tiles, tiled floor, frosted double glazed window to side.

#### ENTRANCE HALL

Part glazed entrance door, wood effect laminate flooring, radiator, under stairs storage cupboard housing electric meters and consumer unit, double glazed window to front.

#### RECEPTION ONE

12'7" x 12'3" into alcove

Wood effect laminate flooring, two radiators, television aerial point, double glazed windows to side and rear.

#### RECEPTION TWO

13'11" into alcove x 9'9"

Wood effect laminate flooring, radiators, television aerial point, double glazed windows to side and double glazed door leading to:

#### LEAN TO CONSERVATORY

10'3" x 5'6"

Double glazed windows to rear and side., part double glazed door to the side leading out to the rear garden.

#### KITCHEN

10'5" x 8'9"

Range of wall and base units, work surfaces, Beko dishwasher, Indesit washing machine, Hotpoint electric oven with integrated hob and extractor hood above, integrated fridge/freezer, tiled splash back, tiled floor, door to side access, double glazed window to front.

#### FIRST FLOOR

##### BEDROOM ONE

13'11" into alcove x 9'10"

Radiator, television aerial point, cupboard housing the hot water cylinder, double glazed window to rear.

##### BEDROOM TWO

12'8" into alcove x 12'7" narrowing to 9'10"

Radiator, television aerial point, double glazed windows to side and rear.

##### BEDROOM THREE

10'1" x 8'10"

Radiator, television aerial point, double glazed windows to front.

#### BATHROOM

Suite comprising of a panel enclosed bath with mixer taps, wall mounted shower with shower head attachment above, vanity unit with mixer tap, tiled floor, part tiled walls, extractor fan, radiator, double glazed patterned glass window to front.



#### **SEPARATE W.C.**

Comprising close coupled w.c. with part tiled walls, tiled floor, extractor fan, pattern double glazed window to front.

#### **LANDING**

Loft hatch, double glazed window to side, turn flight stairs to ground floor.

#### **EXTERIOR**

##### **REAR GARDEN**

Mainly laid to lawn with various shrubs and trees. Brick built shed incorporating the oil fired boiler.

##### **FRONT GARDEN**

Mainly laid to lawn with various shrubs and trees. Pathway leading to the front door. Own driveway leading to detached garage. Picket fence and gate allowing access to the rear garden.



#### **AGENT NOTES**

Holding Deposit £506

Dilapidations Deposit £2532 - 12 month tenancy

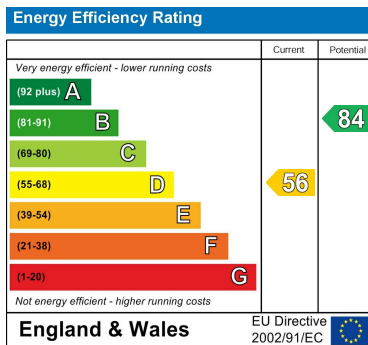
EPC Rating - D

Council Tax Band F - Welwyn & Hatfield Council

Property Mis Descriptions Act

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. All measurements quoted are approximate. Any discussions regarding a potential tenancy are subject to contract.





## DIRECTIONS

Please refer to google maps using property postcode

## CONTACT

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