



**5 Bed
House - Semi-Detached
located in Brookmans Park**

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Peplins Way
Brookmans Park
Herts
AL9 7UT



£3,300 PCM

A well presented 5 bedroom semi detached house featuring three reception areas, kitchen, utility, ground floor cloakroom and a further en-suite shower to bedroom 2. The property also offers a detached self contained steel and timber home office. Close to Brookmans Park Primary School, village centre and mainline railway station.

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Covered Entrance Porch with single pillar. Panelled Entrance Door with frosted leaded light double glazed panels opens into:

ENTRANCE HALL

Matching panelling and double glazed top lights to front, wood flooring with electric underfloor heating.

GROUND FLOOR CLOAKROOM

White suite comprising concealed cistern w.c., wall mounted wash hand basin, tiled walls and floor, light activated extractor fan, understairs storage area.

LOUNGE

14'10 x 12' narrowing to 11

Feature stone fireplace with slate surround and hearth incorporating a gas coal effect fire, wood flooring, t.v. aerial point, telephone point, ceiling spotlights, single radiator, leaded light double glazed bay window to front.

DINING AREA

13'4 x 11'

Continuation of wood flooring, concealed radiator, ceiling spotlights.

KITCHEN

15' x 9'10

Range of cream wall and base units comprising of cupboards, drawers and display shelves, wood working surfaces with inset 1 1/2 bowl sink and mixer tap, softened water tap, integrated fridge/freezer and dishwasher, splashback tiling and tiled floor, ceiling spotlights, Rangemaster gas cooker with corresponding extractor hood above, t.v. aerial point, concealed downlighters. Open archway to:

CONSERVATORY/BREAKFAST ROOM

25' x 10'6

Double glazed domed roof, double glazed windows and two pairs of double width casement doors to rear, tiled floor with electric underfloor heating, feature radiator.

REAR LOBBY

Continuation of tiled floor, single radiator, space and plumbing for American style fridge/freezer, frosted glazed door to side.

UTILITY ROOM

11'7 x 7'5

Range of wall and base units, worktop with stainless steel single drainer sink and mixer tap, water softener, space for washing machine and tumble dryer, wall mounted Worcester gas central heating boiler and Megaflor pressurized hot water tank, wood effect flooring, double radiator, wall mounted electricity consumer unit.

FIRST FLOOR LANDING

Approached via a straight flight staircase from the entrance hall, double radiator, wood flooring.

BEDROOM ONE

15' x 10'6

Feature radiator, wood flooring, leaded light double glazed bay window to front, t.v. aerial point.



EN-SUITE WET ROOM

7'9 x 7'6

White suite comprising a wet room shower with shower screen and overhead rain shower, vanity top His and Hers wash basins with range of cupboards above and below, heated towel rail, tiled walls and floor with underfloor heating, leaded light double glazed window to front, electric shaver point, ceiling spotlights, extractor fan.

BEDROOM THREE

13'4 x 11

Double radiator and double glazed window to rear.

BEDROOM FOUR

15' narrowing to 13'2 x 6'7

Double glazed oriel bay window to front, single radiator, t.v. aerial point.

BEDROOM FIVE

11'5 narrowing to 8'7 x 6'6

Radiator, ceiling spotlights, double glazed window to rear.





BATHROOM

8' x 7'

White suite comprising air bath with shower mixer, vanity top wash basin with double width cupboards below and concealed cistern w.c., chrome heated towel rail, marble tiled walls and floor, electric shaver point, double glazed window to rear.

SECOND FLOOR LANDING

Access to eaves storage with light, double glazed Velux skylight to side.

BEDROOM TWO/GUEST SUITE

18' x 12' maximum length measurement taken into ea

A bright dual aspect room with double glazed Velux skylights to front and rear, fitted wardrobes, wood flooring, double radiator, ceiling spotlights, 6'7 deep recess ideal for storage.

EN-SUITE SHOWER ROOM

White suite comprising shower base with Mira shower and glass door, washbasin and concealed cistern w.c., tiled splashback and tiled floor, heated towel rail, double glazed Velux skylight to front.

REAR GARDEN

74' x 30'

Immediately to the rear of the property is a raised paved patio, external lighting points and water point. The garden is predominantly laid to lawn with surrounding path, flower and shrub borders to either side and a water feature. Good size timber garden shed with glazed double width doors to front., pedestrian side access to front via timber gate.

STEEL AND TIMBER HOME OFFICE

15'2 x 10'

Range of white hi-gloss wall and base units featuring cupboards, wood effect worktop with single drainer stainless steel sink and mixer tap, laminate wood effect flooring, light. power and own consumer units, double glazed three panelled bi-fold door to front, timber verandah with external lighting points.

FRONT

Cobble effect concrete provides parking for several vehicles, external lighting points, double width part frosted barn glazed doors open to a storage area.

Agents Note: This was formerly the garage.

AGENT NOTES

Holding Deposit £700

Dilapidations Deposit £3807 - 12 month tenancy

EPC Rating - C

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.





77 Peplins Way, Brookmans Park, Herts, AL9 7UT





Peplins Way, Hertfordshire AL9

Total Area: 197.1 m² ... 2121 ft² Inc. Outbuilding

All measurements are approximate and for display purposes only

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS

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