



**1 Bed House - End Terrace
located in Woodside Lane
Brookmans Park**

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Lower Woodside
Cottages
Woodside Lane
Brookmans Park
AL9 6DQ



£1,300 PCM

Occupying a semi-rural location ONE BEDROOM END OF TERRACED COTTAGE backing onto fields and having its own garden. The property has been newly decorated & new flooring throughout.

Single glazed door opens into:

PORCH

Single glazed windows, double glazed UPVC front door opening into:

LOUNGE

13'11" x 11'11" into alcove

Wood effect laminate flooring, radiator, cupboard housing consumer unit & electric meter, double glazed window to front, stairs leading to:

FIRST FLOOR BEDROOM

13'11" x 12' into alcove

Radiator, built in wardrobes with hanging rail & shelf, built in cupboard housing water tank, double glazed window to front.

KITCHEN/DINING ROOM

11'9" narrowing to 7'3" x 19'10" narrowing to 10'1

Range of wall and base units, work surface, stainless steel sink, Amica electric cooker, wall mounted heating control, wood effect laminate flooring, radiator, double glazed windows to sides.

SHOWER ROOM

7'3" x 4'1"

Enclosed shower cubicle with wall mounted shower attachments, pedestal wash basin with single taps, wall mounted heated towel rail, extractor fan, wood effect laminated flooring, obscure double glazed window to side.

UTILITY ROOM

7'3" x 5'6"

Wood effect laminate flooring, Samsung washing machine, radiator, double glazed window to rear, obscure double glazed UPVC door to garden.

CLOAKROOM

Wood effect laminate flooring, white toilet, wall mounted sink with single taps, radiator obscure double glazed window to rear.

EXTERIOR

FRONT, SIDE AND REAR GARDENS

Backing onto open fields. The gardens to the side and rear are predominantly laid to lawn with mature trees.

AGENT NOTES

Holding Deposit £300

Dilapidations Deposit £1,500 - 12 month tenancy

EPC Rating - E

Council Tax Band D - 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.



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

CONTACT

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