



**5 Bed
House - Detached
located in**

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

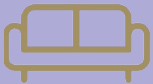
Calder Avenue
Brookmans Park
AL9 7AH



5



2



4



£4,995 PCM

Nestled in the charming and sought after Calder Avenue of Brookmans Park, this stunning detached house offers a spacious and luxurious living experience. Boasting five bedrooms and four reception rooms, this property provides ample space for comfortable living and entertaining.

The fully integrated kitchen is a chef's dream, perfect for preparing delicious meals to be enjoyed in the elegant dining area. The master bedroom with its en suite bathroom offers a private sanctuary within the home, while the additional bedrooms provide flexibility for guests, children, or home offices.

With a well-maintained garden, this property is ideal for those who appreciate outdoor relaxation or hosting gatherings in a beautiful setting. The off street parking for two vehicles adds convenience to this already impressive package.

This five-bedroom detached house on Calder Avenue is a rare find, offering a blend of modern amenities and classic charm in a sought-after location. Don't miss the opportunity to make this house your home and enjoy the best of British living in style and comfort.

GROUND FLOOR

ENTRANCE HALL

Coved ceiling, inset spot lights, covered radiator, wall mounted Texecom security alarm control, Hive heating control, under stairs storage cupboard, built in coats cupboard.

CLOAKROOM

White suite comprising toilet with top push flush, corner sink with mixer tap, tiled floor, part tiled walls, inset spot lights, extractor fan.

KITCHEN

22' x 11'9"

Range of wall and base units, granite work surfaces, stainless steel sink with mixer tap, integrated appliances including Miele dishwasher, Neff oven and grill, Neff microwave, LG American style fridge freezer, undercounter lights, inset spot lights, coved ceiling, wooden flooring, breakfast bar, wall mounted slim radiator, double glazed windows to front, open plan to:

DINING ROOM

18'1" x 13'6"

Feature fireplace, coved ceiling, inset spot lights, radiator two wall mounted slim radiator, double glazed windows and doors to rear.

OFFICE/STUDY

15'2" x 8'5"

Coved ceiling, telephone point, radiator, built in cupboards with shelves above, double glazed leaded windows to front.

LOUNGE

13'6" x 13'1"

Wooden flooring, coved ceiling, radiator, double glazed bi folding doors.

LOUNGE

19' x 12'3"

Coved ceiling, two radiators, double glazed windows to rear, double glazed bi folding doors to side.

UTILITY ROOM

7'6" max x 6'5"

Coved ceiling, tiled floor, part tiled walls, extractor fan, inset spot lights, radiator, wall and base cupboard, stainless steel sink with mixer tap, Miele washing machine, Admiral tumble dryer, door to garage.

FIRST FLOOR

LANDING

Coved ceiling, wall mounted Warmup heating control and Hive control, access to loft void, turn flight stairs via obscure double glazed leaded window to ground floor.

MASTER BEDROOM

16'3" x 13'7"

Coved ceiling, radiator, TV aerial point, double glazed Juliet balcony doors to rear.

Door to walk in wardrobe:

6'9" x 6'6" radiator, telephone point, coved ceiling.

EN SUITE BATHROOM

11'2" max x 9'1" narrowing to 6'4"

White three piece suite comprising stand alone bath, toilet with top push flush, enclosed shower cubicle with wall mounted multi spray shower, his and hers sinks with mixer taps, fully tiled walls and floor, inset spot lights, extractor fan, wall mounted mirror and heated towel rail.



BEDROOM TWO

17'3" x 9'7"

Coved ceiling, telephone and TV point, radiator, built in dresser with draws, built in wardrobe and draws, double glazed leading windows to side and front.

BEDROOM THREE

14'2" into bay x 11'11"

Coved ceiling, radiator, telephone point, built in wardrobe, built in dresser and draws, double glazed leaded window to front.

BEDROOM FOUR

11'11" x 11'6"

Coved ceiling, radiator, double glazed window to rear.

BEDROOM FIVE

9'8" x 8'4"

Coved ceiling, radiator, telephone and TV point, double glazed window to rear.



BATHROOM

11'9" x 5'9"

White four piece suite comprising tiled bath, top push flush toilet, bidet with mixer tap, enclosed shower cubicle with wall mounted shower and rainfall head, vanity unit with mixer tap and draw below, fully tiled walls and floor, inset spot lights, extractor fan, wall mounted mirrored medicine cabinet and heated towel rail, obscure double glazed leaded window to side.

EXTERIOR

REAR GARDEN

41' x 16'

Patio area, steps leading to lawn area, tree and shrub borders, flower beds, exterior light, pedestrian side access.

FRONT GARDEN

Lawn, flower bed borders, exterior light, paved driveway and path with steps to front door.



GARAGE

31' x 11'11" narrowing to 9'6"

Electric up and over door, power and light, gas and electric meters, consumer unit, wall mounted Worcester boiler, door leading to side access.

AGENT NOTES

Holding Deposit £1,152.00

Dilapidations Deposit £6,912 - 12 month tenancy

EPC Rating - D

Council Tax Band G - 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.

Calder Avenue, Brookmans Park, Hatfield, AL9

Approximate Area = 2929 sq ft / 272.1 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). ©n/checom 2021. Produced for Statons. REF: 695799

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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