



71A Bluebridge Road, Brookmans Park, Hatfield, AL9 7UW
£1,200,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

This NEWLY BUILT detached 4-bedroom home is offered CHAIN FREE & is located in the heart of Brookmans Park village within walking distance of shops, station, and popular schools. This stylish property has been finished to an exceptional standard throughout with accommodation arranged over 3 floors. On the ground floor is a lounge, cloak room,

utility, and open plan kitchen/diner/family room. On the next floor are 3 generous bedrooms, one with en suite, and family bathroom. On the top floor is a further bedroom with en suite and air conditioning. Externally is a large beautifully landscaped garden with garden room and to the front off street parking for several vehicles.



- NEWLY BUILT FOUR BEDROOM DETACHED HOUSE
- OFFERED CHAIN FREE
- LOCATED IN THE HEART OF BROOKMANS PARK VILLAGE
- WALKING DISTANCE OF SHOPS, STATION AND POPULAR SCHOOLS
- FINISHED TO AN EXCEPTIONAL STANDARD THROUGHOUT
- EN-SUITE AND FAMILY BATHROOM
- BEAUTIFULLY LANDSCAPED GARDEN
- GARDEN ROOM
- OFF STREET PARKING FOR SEVERAL VEHICLES
- TENURE - FREEHOLD. COUNCIL TAX BAND - TBC



Front door with obscure glass side light opens into:

HALLWAY

Spotlights to ceiling. Window to side. Wooden flooring laid in a herringbone style. Turn flight stairs to first floor. Under stairs storage cupboard. Wall mounted under floor heating controls. Storage cupboard.

GROUND FLOOR CLOAKROOM

Fitted with wall hung WC, with concealed cistern and integrated flush. Sink set with a vanity unit with storage options below, mixer tap and pop up waste. Tiled splash back. Spotlights to ceiling. Wall mounted extractor. Wall light. Double glazed obscure glass window to side.

LOUNGE

Bay fronted window to front. Under floor heating. Wall lighting. Perimeter pelmet lighting. Wall mounted TV point.

UTILITY ROOM

Continuation of flooring from hallway. Underfloor heating and wall mounted control. Features wall and base units in a heritage blue. Concealed hot water cylinder. Samsung washing machine and Samsung tumble dryer. Quartz working surfaces with matching upstands. Recessed stainless steel sink with mixer tap. Double glazed door to side. Ceiling mounted extractor.



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KITCHEN/DINER/FAMILY ROOM

Fitted with a range of wall, drawer and base units in grey with quartz working surfaces above and matching upstands. Neff integrated double ovens. Neff hob and above a concealed extractor. Integrated fridge and freezer. One and a half bowl ceramic recessed sink with mixer tap. Separate island unit in a heritage blue with working surfaces to match the kitchen and lighting above. Seating spaces for at least 3. Continuation of herringbone wooden flooring from hall way. Spotlights to ceiling. Large central sky light. Sliding double glazed doors to rear. Wall mounted TV point. Wall mounted Fujitsu air conditioning unit. Under floor heating.

FIRST FLOOR LANDING

Obscure glass window to side. Double glazed window to front. Radiator. Storage cupboard with lighting,

FRONT BEDROOM

Window to front. Double radiator. Wall lights. Fitted wardrobes in stone. Spotlights to ceiling. Doorway through to:

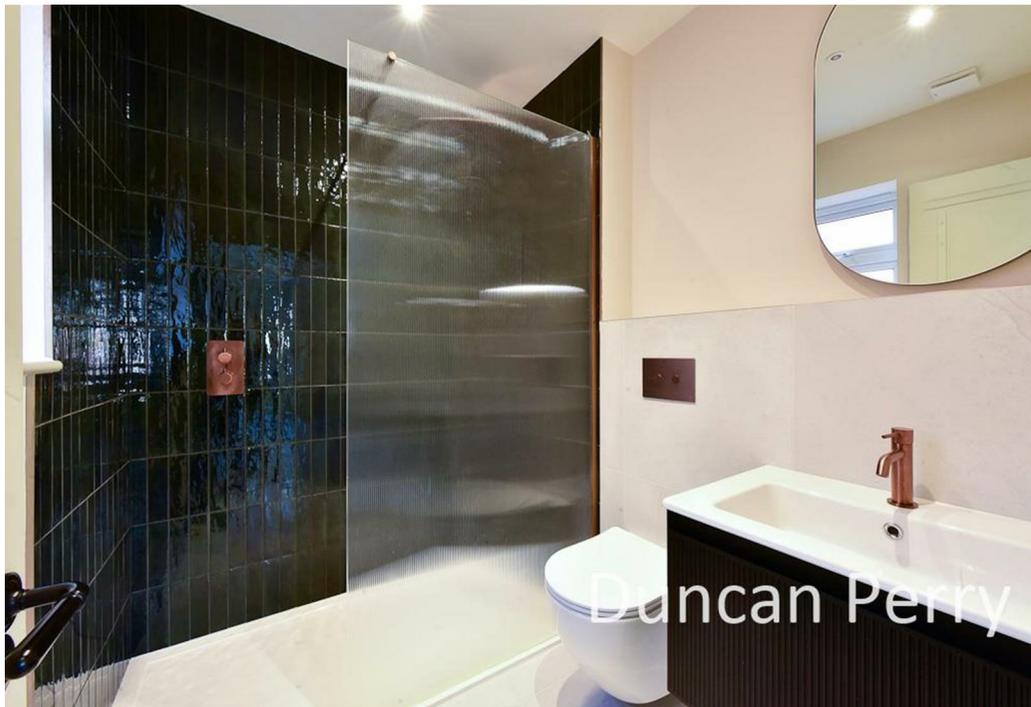
SHOWER ROOM

Under flooring heating. Large walk in shower with fixed overhead shower and separate hand held attachment. Recessed storage option with downlighting. Fixed glazed fluted shower screen. Large sink set within vanity unit with storage drawer below, mixer tap and pop up waste. Illuminated mirror above. Shaver point. Heated towel rail. Ceiling mounted extractor. Obscure glass window to side. Tiled floor. WC with concealed cistern and integrated flush.

REAR BEDROOM

Windows to rear. Single radiator.







Bluebridge Road, Hertfordshire AL9

Total Area: 190.8 m² ... 2053 ft² Inc. Garden Room and Shed

All measurements are approximate and for display purposes only

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FAMILY BATHROOM

Fitted with a white suite comprising of ceramic bath with side mounted filler and wall mounted controls. Fixed overhead shower with separate hand held attachment. Recessed storage with down lighting. Large sink set within vanity unit with storage drawers below, pop up waste and mixer tap. WC with concealed cistern and integrated flush. Fitted towel rail. Tiled floor. Spotlights to ceiling. Extractor to ceiling. Illuminated mirror and shaver point. Under floor heating.

SECOND FLOOR LANDING

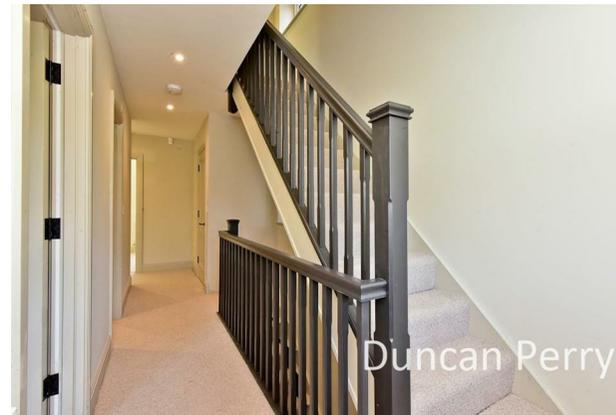
Window to side. Spotlights to ceiling.

BEDROOM

Velux style window to front and to rear. Fujitsu air conditioning unit. Single radiator. Fitted wardrobes in stone with cupboards to match which provide access to eaves storage. Spotlights to ceiling.

BEDROOM

Window to rear. Single radiator. Fitted wardrobes with double hanging rail and lighting.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

SHOWER ROOM

Under floor heating. Shower cubicle with glazed sliding doors, fixed overhead shower, separate hand held attachment and wall mounted controls. Wall hung WC with concealed cistern and integrated flush. Sink set within vanity unit with storage drawers below, pop up waste and mixer tap. Shaver point. Velux window to rear. Tiled walls and tiled floor. Spotlights to ceiling. Wall mounted extractor. Heated towel rail.

REAR GARDEN

120' approximately (36.58m approximately)

To either side of the property is gated access which leads through to the front. Large paved patio area. External lighting. Outside tap. External power points. Concealed electricity meter. Mitsubishi air source heat pump.

Garden itself is West facing and has been professionally landscaped and planted, featuring a central lawn section, pergola and beautiful mixer borders with pathway to match the patio. This leads onto the rear of the property where there is a further patio. Timber garden room which has power, lighting and it's own WIFI. A separate section of this has been kept separate for garden storage. This also has power and lighting. External socket and tap.



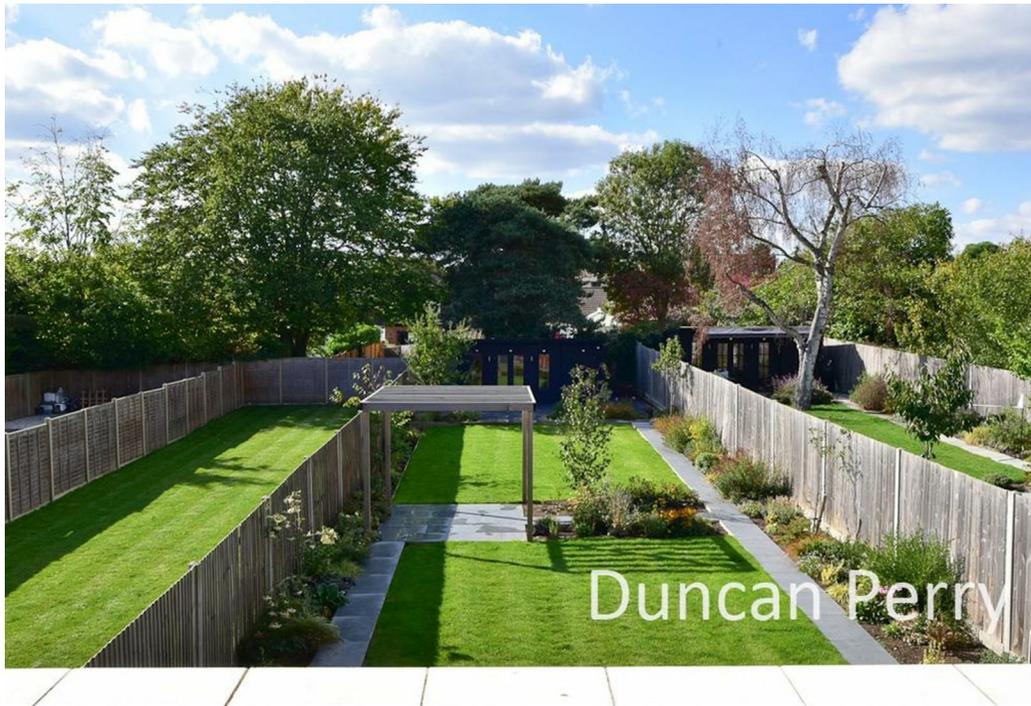
EXTERIOR FRONT

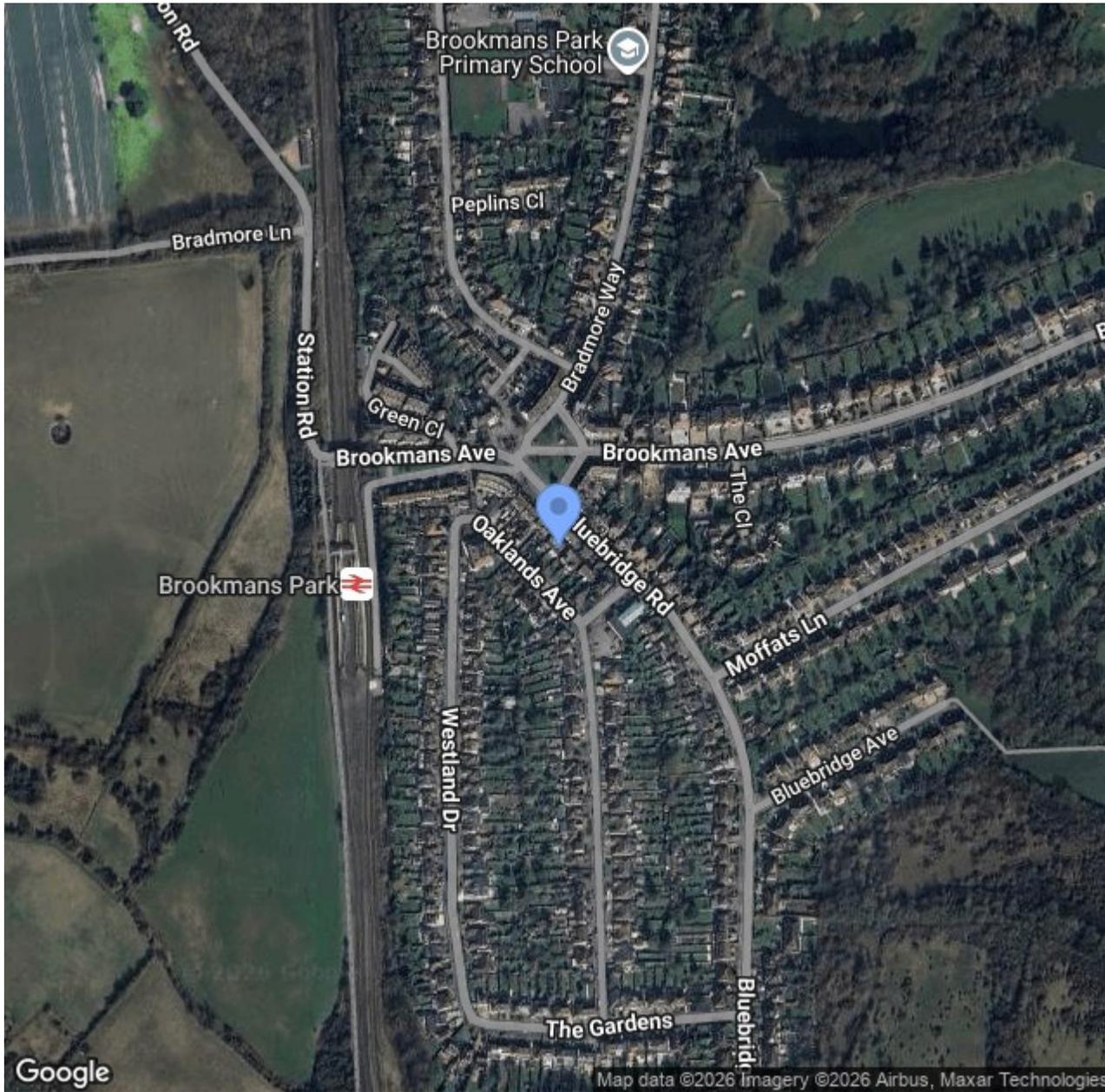
Block driveway providing parking for several vehicles. Gated access to either side of the property. External power point. EV charging point. Open canopy above front door. External lighting.

Freehold. Council tax band TBC, Welwyn and Hatfield Council

Property Information

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 or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These particulars do not constitute a contract or part of a contract.





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