50 Bell Lane, Brookmans Park, Herts, AL9 7AY
Offers In Excess Of £685,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL
■ PROPERTY MANAGEMENT ■

Situated in a country lane backing and facing fields this 3/4 bedroom chalet style house features a lounge/ kitchen/diner, tv room, study, ground floor shower room and cloakroom. This property is offered CHAIN FREE!

- 3/4 BEDROOM CHALET STYLE HOUSE - CHAIN FREE
- SITUATED IN A COUNTRY LANE
- BACKING AND FACING FIELDS
- 90' WESTERLY ASPECT REAR GARDEN
- PLANNING PERMISSION FOR FULL WIDTH REAR EXTENSION (PERMISSION HAS LAPSED AND WILL NEED TO BE REAPPLIED FOR)
- TWO RECEPTION ROOMS
- KITCHEN / DINER
- GROUND FLOOR SHOWER ROOM AND CLOAKROOM
- ATTACHED GARAGE WITH INDEPENDENT DRIVEWAY
- TENURE - FREEHOLD. COUNCIL TAX BAND E - WELWYN AND HATFIELD COUNCIL

Entrance door with opaque double glazed panel opens into:

ENTRANCE PORCH

11' x 4' (3.35m x 1.22m)

Tile effect floor covering, opaque double glazed windows to front, double width part frosted glazed doors open into:

ENTRANCE HALL

7'6 x 10'10 narrowing to 8'1 including the stairs (2.29m x 3.30m narrowing to 2.46m including the sta)

Laminate wood effect flooring, double radiator, understairs cloaks/storage cupboard with hanging rail.

GROUND FLOOR CLOAKROOM

Modern white suite comprising top flush w.c. and wash basin with cupboard below, chrome heated towel rail, tiled walls and floor, opaque double glazed window to side.

KITCHEN/DINER

15'10 x 11'3 (4.83m x 3.43m)

Range of hi-gloss wood grain effect/black wall and base units featuring cupboards and drawers with black granite worktops and upstand, one and a half bowl stainless steel sink with mixer tap, space for gas range style cooker with extractor hood above, integrated dishwasher and washing machine, space for tumble dryer, space and plumbing for American style fridge/freezer, concealed Potterton gas central heating boiler, wall mounted radiator, tiled floor, ceiling spotlights, triple width sliding double glazed doors to rear, wall mounted t.v. point.

LOUNGE

15'10 x 12'4 widening to 16'2 into recess (4.83m x 3.76m widening to 4.93m into recess)

The room features a gas coal effect living flame fire with granite surround and hearth, wood effect laminate flooring, radiator, double glazed bow window to front, wall light points.

T V ROOM

11'4 x 10'10 (3.45m x 3.30m)

Laminate wood effect flooring, wall mounted tv point, radiator, double glazed double width doors and window to rear. Door to:

STUDY/OCCASIONAL BEDROOM
9'9 x 8' (2.97m x 2.44m)
Laminate wood effect flooring ,double glazed window to rear, ceiling spotlights.

GROUND FLOOR SHOWER ROOM
6'1 x 5'7 (1.85m x 1.70m)
Modern white suite comprising of a large walk-in shower base and glass screen with overhead and hand held shower, vanity topped wash basin with drawers below, tiled walls and floor, chrome heated towel rail, opaque double glazed window to side, ceiling spotlights.

FIRST FLOOR LANDING
Approached via a turn flight staircase from the entrance hall.

BEDROOM ONE
19'4 (into front dormer) x 12'5 (5.89m (into front dormer) x 3.78m)
Double glazed dormer window to front with views across open fields and double glazed window to rear also having views across garden, fields and countryside, laminate wood effect flooring, double radiator. The room features a Victorian style ornamental fireplace, wall mounted tv point, built-in wardrobe with hanging rail, two further built-in eaves wardrobes with hanging rails.

BEDROOM TWO
12'5 x 7'3 (3.78m x 2.21m)
Double glazed window to rear with garden and countryside views, feature radiator, laminate wood effect flooring. This room also features a Victorian style ornamental fireplace, ceiling spotlights.

BEDROOM THREE
11' x 9'4 into dormer (3.35m x 2.84m into dormer)
Double glazed dormer window to front with countryside views, two eaves cupboards with hanging rails, radiator, laminate wood effect flooring, wall mounted tv aerial point.

BATHROOM
7'2 x 6' (2.18m x 1.83m)
Modern suite comprising bath tub with free standing chrome mixer tap and shower attachment, top flush w.c., wash basin with cupboard below, tiled walls and floor, frosted double glazed window to side, ceiling spotlights, chrome heated towel rail.

EXTERIOR

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Total Area: 139.5 m² ... 1502 ft² (excluding garden)

All measurements are approximate and for display purposes only

FRONT

Good size lawned area with flower and shrub borders, external lighting points, bloc paved independent driveway provides parking and leads to:

BRICK BUILT ATTACHED GARAGE

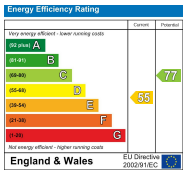
11' x 8'3 (3.35m x 2.51m)
Up and over door, light and power connected, wall mounted electricity consumer unit and meters, water tap.

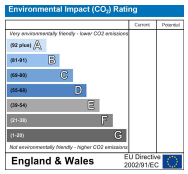
Freehold - Council Tax Band E - Welwyn & Hatfield Council

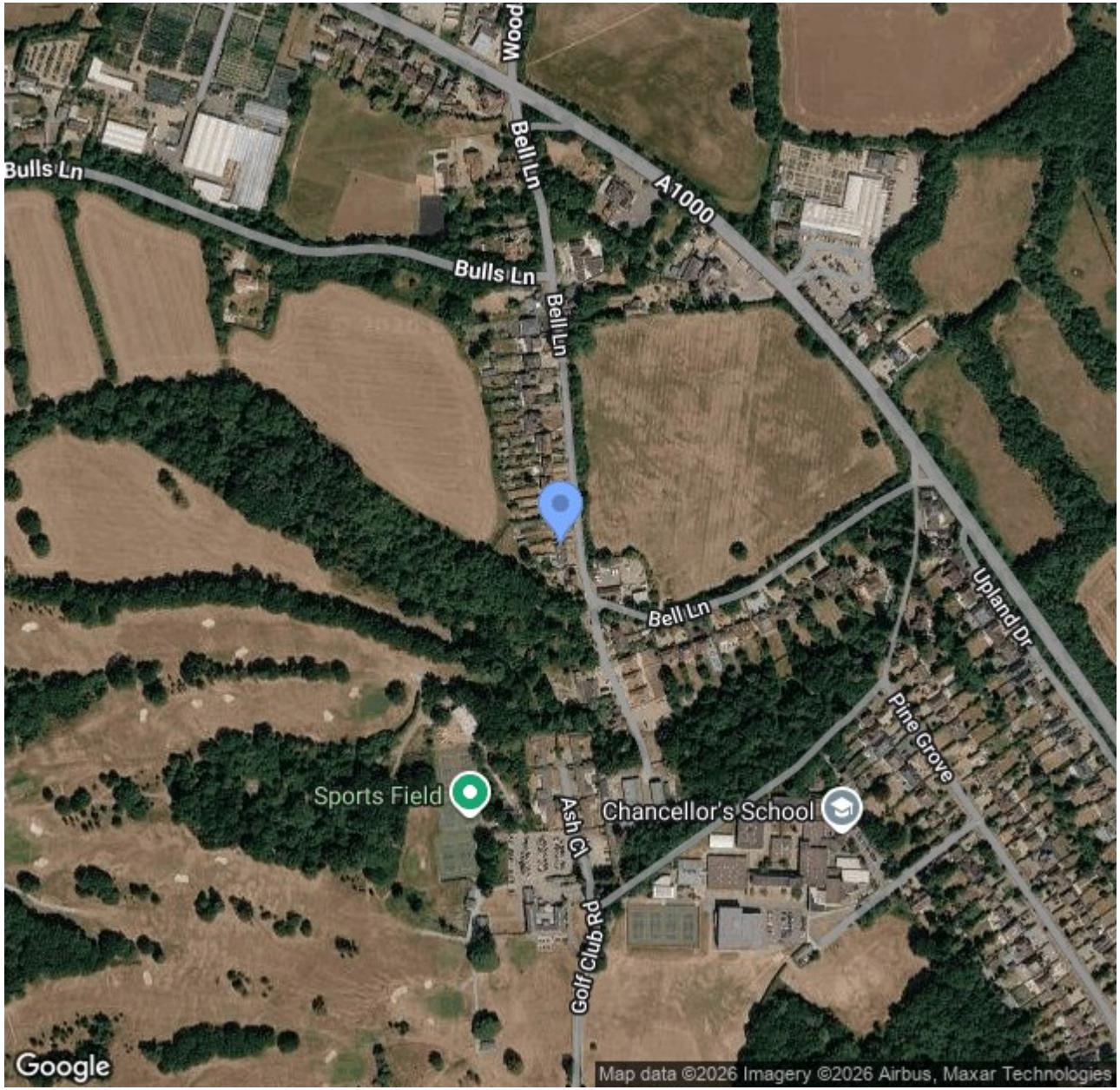
Property Information
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.

WESTERLY ASPECT REAR GARDEN

90' at deepest point x 37' wide
(27.43m at deepest point x 11.28m wide)
The garden is predominantly laid to lawn with well stocked flower and shrub borders, paved patio area, external lighting point,







The Estate Office, 48A The Broadway, Potters Bar, Herts., EN6 2HW
t. 01707655466 | e. sales@duncanperry.co.uk |

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