



**2 Bed
Bungalow - Semi
Detached
located in
Brookmans Park**

£650,000



Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Westland Drive
Brookmans Park
AL9 7UQ

Wooden front door with small glazed panel. Opens into

HALLWAY

Coving to ceiling. Radiator. Doors to all rooms. Fitted cupboard housing electricity meter, Gas meter and consumer unit.

LOUNGE

Coving to ceiling. Double radiator. Wall lights. Electric fireplace with tiled hearth and wood surround. Doors through to

CONSERVATORY

Glazed to three sides. Wall lights. Double radiator. Patio doors onto garden.

KITCHEN / BREAKFAST ROOM

Fitted with a range wooden wall, drawer and base units with black working surfaces above. Tiled splashbacks. Space for washing machine. Space for gas cooker. Space for undercounter fridge. Stainless steel sink with drainer and mixer tap. Worcester boiler enclosed within kitchen unit. Single radiator. Window to side. Windows to rear with casement door to garden.

BEDROOM ONE

Coving to ceiling. Double radiator. Fitted wardrobes in white. Double glazed bay fronted leaded light window to front.

BEDROOM TWO / DINING ROOM

Coving to ceiling. Single radiator. Double glazed leaded light window to front.

BEDROOM THREE / STUDY

Single radiator. Window to side.

SHOWER ROOM

Features walk-in shower with low level screen. Wall mounted controls with handheld attachment. Pedestal sink with mixer tap. W.C. Separate airing cupboard. Single radiator. Double glazed window to side. Obscure glass panelled walls. Access to loft which is insulated but not boarded.

SEPARATE W.C.

Close coupled W.C. Small wash hand basin with singular taps. Window to side.

REAR GARDEN

90' approx

Accessed either from kitchen or from conservatory. Paved patio area. Outside tap. Gate leading to shared drive to side of property. Garden is attractively planted with mixed borders and central lawned sections. Courtesy door leading onto

GARAGE

Power and lighting. Up and over door to front.

FRONT OF PROPERTY

Dwarf wall to front. Hardstanding providing off road parking. Shared drive leading to rear of property onto garage. Lawned section. Gate and pathway leading up via steps to front door with canopy style porch and courtesy lighting.

Tenure - Freehold. Council tax band E - Welwyn and Hatfield Council.

Property Information

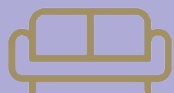
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have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



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60 Westland Drive, Brookmans Park, AL9 7UQ

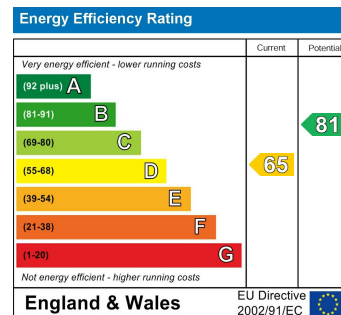




Westland Drive, Hertfordshire AL9

Total Area: 92.3 m² ... 994 ft² inc. Garage
All measurements are approximate and for display purposes only.

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DIRECTIONS

Please refer to Google Maps using postcode.

CONTACT

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