



87a Peplins Way, Brookmans Park, Herts, AL9 7UT
£950,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Gated and situated in its own grounds on a 0.21 acre plot, this 12 year old five bed detached house features en-suite facilities to two of the five bedrooms. Extensive parking, home office / garden room and is walking distance from Brookmans Park village centre with local shops and mainline railway services. Viewing is a must.



- FIVE BEDROOM DETACHED HOUSE
- 0.21 ACRE GATED PLOT
- TWO EN-SUITES
- FAMILY BATHROOM
- SEPARATE STUDY
- HOME OFFICE / GARDEN ROOM
- EXTENSIVE PARKING TO FRONT
- WALKING DISTANCE FROM BROOKMANS PARK VILLAGE WITH LOCAL SHOPS AND MAINLINE STATION
- TENURE - FREEHOLD. COUNCIL TAX BAND G - WELWYN AND HATFIELD COUNCIL
- VIEWING IS A MUST



Panel front door with frosted and leaded light panels opens into

ENTRANCE HALL

16'2 x 7'8 (4.93m x 2.34m)

Amtico wood effect floor with under floor heating, under stairs storage drawer and seat with storage under, wall shelving, electricity consumer unit.

DOWNSTAIRS CLOAKROOM

Modern white suite comprising top flush W.C. and vanity top wash basin with cupboard below, Amtico wood effect floor with under floor heating, frosted double glazed window to side, extractor fan.

LOUNGE

19'1 x 13'1 (5.82m x 3.99m)

Dual aspect with double glazed windows to front and rear, under floor heating, Amtico Wood effect flooring T.V. aerial point, wall light points.

STUDY

10'0 x 6'8 (3.05m x 2.03m)

T.V. aerial point, telephone point, UPVC framed double glazed window to front, under floor heating.

KITCHEN / FAMILY DINER

24'5 x 21'6 (7.44m x 6.55m)

Shortening to 15'1 and narrowing to 9'9 (7.44m x 6.55m).

Being L shaped, newly fitted range of grey and dark wood grain wall and base units, composite stone working surface and up stand with inset Siemens ceramic hob and concealed extractor hood above, double bowl sink unit and Quettle boiling and cold mixer tap, coloured glass splash back worktop matching to island and breakfast bar unit with seating for six, integrated twin oven, micro wave and coffee machine, larder fridge and separate freezer and dishwasher, tiled floor with under floor heating, ceiling spotlights, double glazed windows to side and rear, 3 panel double glazed bi-fold patio doors to rear.



UTILITY ROOM

7'8 x 6'0 (2.34m x 1.83m)

Range of dark wood grain wall and base units matching to kitchen, composite stone worktop with single drainer stainless steel sink and mixer tap, integrated washing machine and tumble dryer, concealed Worcester gas central heating boiler, frosted double glazed casement door to side, matching Amtico floor to kitchen with under floor heating.

FIRST FLOOR GALLERIED LANDING

17'1 x 7'9 (5.21m x 2.36m)

16'8 at widest point (5.21mx2.36m).

Approached via wooden straight flight staircase. Amtico wood effect floor. Single radiator, built-in cupboard housing pressurized hot water tank.

BEDROOM ONE

15'1 x 12'8 (4.60m x 3.86m)

T.V. aerial point, telephone point, single radiator, Amtico wood effect floor double glazed windows to rear and side.

ENSUITE BATH/SHOWER ROOM

11'0 x 9'2 (3.35m x 2.79m)

White suite comprising large shower base with overhead and hand shower, sliding glass doors, bath with mixer tap, top flush w.c, vanity top wash basin with cupboards below, tiled walls and floor, chrome heated towel rail, ceiling spotlights, extractor fan, two double glazed Velux skylights to rear, electric shaver point.

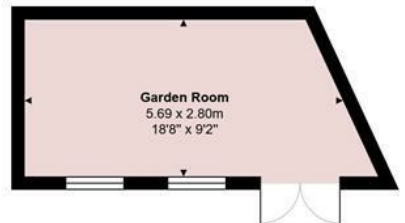
BEDROOM TWO

11'6 x 11'1 (3.51m x 3.38m)

Single radiator, Amtico wood effect floor double glazed window to front and side, T.V. aerial point.







Outbuilding
Area: 16.0 m² ... 172 ft²



Ground Floor
Area: 93.8 m² ... 1010 ft²



First Floor
Area: 106.2 m² ... 1143 ft²



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Total Area: 216.0 m² ... 2325 ft² (excluding garage)

All measurements are approximate and for display purposes only



ENSUITE SHOWER ROOM

8'3 x 4'9 (2.51m x 1.45m)

White suite comprising large shower base with overhead and hand shower, sliding glass doors, vanity top wash basin with drawers below, top flush W.C. tiled walls and floor, electric shaver point, chrome heated towel rail, frosted double glazed window to side, extractor fan.

BEDROOM THREE

13'1 x 10'1 (3.99m x 3.07m)

Single radiator, Amtico wood effect floor double glazed window to rear, T.V. aerial point.

BEDROOM FOUR

9'10 x 8'10 (3.00m x 2.69m)

Single radiator, Amtico wood effect floor double glazed window to rear, access to loft, T.V. aerial point.

BEDROOM FIVE

9'0 x 8'1 (2.74m x 2.46m)

Single radiator, Amtico wood effect floor double glazed window to front.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Target	Band	Current	Target	Band
81	83	B	C	C	D
View energy efficient - lower running costs 95-100 A 81-94 B 69-80 C 55-68 D 39-54 E 21-38 F 1-20 G			View environmentally friendly - lower CO ₂ emissions 95-100 A 81-94 B 69-80 C 55-68 D 39-54 E 21-38 F 1-20 G		
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC			Not environmentally friendly - higher CO ₂ emissions England & Wales EU Directive 2002/91/EC		

BATHROOM

10'0 x 6'7 (3.05m x 2.01m)

White suite comprising bath with mixer taps, overhead shower and hand shower with glass shower screen, top flush W.C., vanity top wash basin with double width cupboards below, tiled walls and floor, chrome heated towel rail, frosted double glazed window to front, ceiling spotlights.

ATTACHED GARAGE

12'0 x 11'1 (3.66m x 3.38m)

Automated up and over door to front, frosted double glazed casement door to rear, lighting and power.

REAR GARDEN

50' x 60' (15.24m x 18.29m)

Widest point and deepest point, being triangular in shape, predominantly lawn with shrub borders, timber fence panelling, timber garden shed. To the rear of the property is a full width paved patio with external lighting points.

HOME OFFICE

19'1" x 9'1" (5.82 x 2.79)

Laminate wood effect flooring. Double glazed windows and double width casement doors to front. LED ceiling spotlights. Large covered veranda to front with LED downlighters and electric patio heater.



SIDE OF PROPERTY

This is directly accessible from the rear garden and is 50' long at the deepest point x 45' wide at widest point. Predominantly lawn with flower and shrub borders, timber fence panelling, external lighting points.

FRONT OF PROPERTY

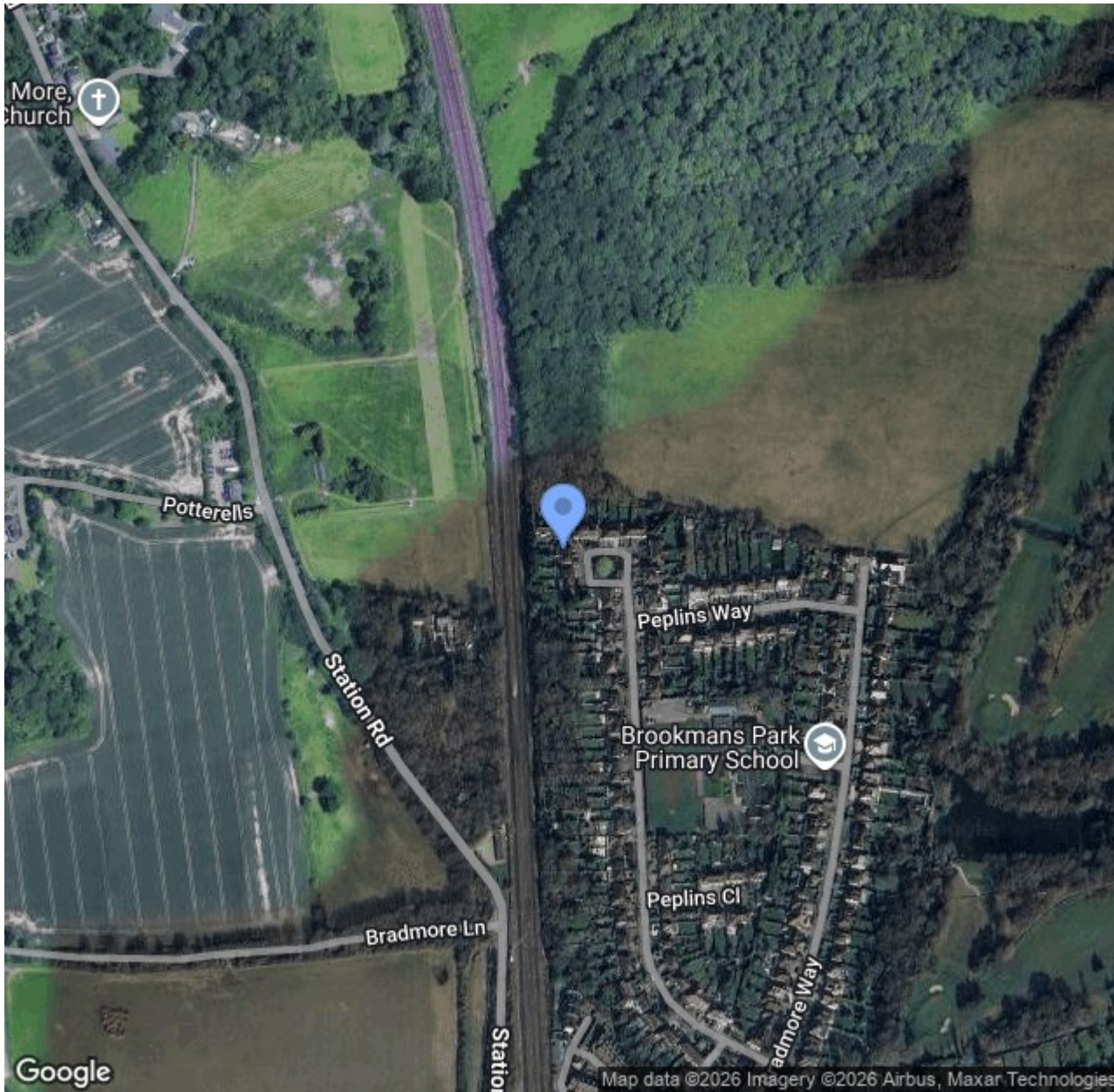
External lighting points and slate chips, block paved driveway continues right to the front of the attached garage with parking for numerous vehicles. Total plot measures approximately 120' at maximum width x 121' at maximum depth and is triangular in shape.

Tenure - Freehold. Council tax band G - 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.





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