

42 Bluebridge Road, Brookmans Park, Herts, AL9 7SA
Offers In The Region Of £1,000,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL
■ PROPERTY MANAGEMENT ■

Double fronted four bedroom detached house with three reception rooms, kitchen / breakfast room, separate utility room and downstairs cloakroom. Upstairs there are four bedrooms, a bathroom with a bath and sink and a bathroom with shower, bidet and sink. Separate W.C. Property is double glazed and centrally heated but does require modernisation. Offered chain free.



- CHAIN FREE DOUBLE FRONTED FOUR BEDROOM DETACHED HOUSE
- THREE RECEPTION ROOMS
- KITCHEN / BREAKFAST ROOM
- UTILITY ROOM
- TWO BATHROOMS
- DOWNSTAIRS W.C.
- DOUBLE GLAZED AND CENTRALLY HEATED
- REQUIRES MODERNISATION
- ATTACHED GARAGE AND SUBSTANTIAL DRIVEWAY PROVIDING OFF STREET PARKING FOR FOUR VEHICLES
- TENURE - FREEHOLD. COUNCIL TAX BAND G - WELWYN AND HATFIELD COUNCIL



Part double glazed and leaded light front door opens into

ENTRANCE PORCH

Tiled effect floor covering. Leaded light double glazed windows to front and either side. Part wood front door with frosted glazed panels opens into

ENTRANCE HALL

Single radiator. Leaded light secondary glazed window to front.

DOWNSTAIRS W.C

Suite comprising close coupled W.C. and wall mounted wash basin. Light activated extractor fan. Tiled walls and floor. Single radiator.

LOUNGE

Double radiator. TV aerial point. Wall light points. Dual aspect with double glazed leaded light bay window to front and double glazed leaded light window to side.

DINING ROOM

Two double radiators. Double glazed window to side. Double width multi pane doors and windows opening into

LEAN TO CONSERVATORY

Single glazed windows to either side and rear. Single glazed door to side.

STUDY / RECEPTION ROOM THREE

Built in cupboard housing electricity, consumer unit and meter. Single radiator. Leaded light double glazed window to front.







KITCHEN / BREAKFAST ROOM

Range of oak fronted wall and base units featuring cupboards and drawers. Granite effect working surfaces with matching breakfast bar. Double drainer stainless steel sink with mixer tap. Space for gas cooker with extractor hood above. Splashback tiling. Single radiator. Tile effect floor covering. Concealed Baxi wall mounted gas central heating boiler. Two double glazed windows to rear.

UTILITY ROOM

Base shelf unit with attached Belfast sink with porcelain drainer. Space for washing machine. Space for fridge / freezer. Tiled effect floor covering. Two double glazed windows to side. Part double glazed door to side. Access door to garage. Double radiator.

FIRST FLOOR LANDING

Approached via straight flight of stairs from hallway. Built in cupboard housing hot water tank and wooden slatted shelves. Single radiator. Double glazed window to rear. Two further double width cupboards with shelving. Access to loft via aluminium foldaway ladder with light.

BEDROOM ONE

Dual aspect with double glazed leaded light bay window to front with side views to open fields and leaded light double glazed window to side with distant views to open fields.

BEDROOM TWO

Single radiator. Wall mounted wash basin. Double width fitted wardrobe with cupboards above. Dual aspect with double glazed windows to side and rear.

















Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Bluebridge Road, Brookmans Park, AL9 7SA

Total Area: 197.9 m² ... 2131 ft² (excluding garden)

All measurements are approximate and for display purposes only



BEDROOM THREE

Single radiator. Leaded light double glazed window to front.

BEDROOM FOUR

Single radiator. Leaded light double glazed window to front.





BATHROOM

Suite comprising bath with mixer shower attachment. Grab handles. Pedestal wash basin. Heated towel rail. Tiled walls and floor. Frosted double glazed window to rear.

SEPARATE W.C.

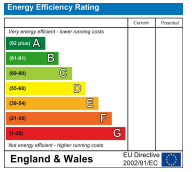
Tiled walls and floor. Single radiator. Frosted double glazed window to rear.

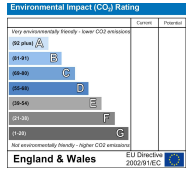
SHOWER ROOM

Corner shower base with Triton shower. Wash basin part set in vanity unit with double width cupboards below and bidet. Single radiator. Tiled walls and floor. Frosted double glazed window to side.

BRICK BUILT ATTACHED GARAGE

Automated up and over door to front. Access door to rear from utility room. Lighting and power.





EXTERIOR REAR

128 x 49 (39.01m x 14.94m)
Starting from rear of property with paved patio retained by raised bed wall leading to main lawned area with wide flower and shrub borders to either side. Ornamental fish pond and rockery. Timber summer house. Garden is maturely stocked with numerous trees and fruit trees including acers, apple and plum. Rear section of garden is divided by a line of fruit trees and pergola - Upon inspection is being used for growing fruit. Timber shed. Aluminium framed greenhouse. Garden backs directly on to open ground. To rear of property is a thick shrub hedge, Silver Birch and Eucalyptus tree. Access to front via sideway and timber gate.

EXTERIOR FRONT

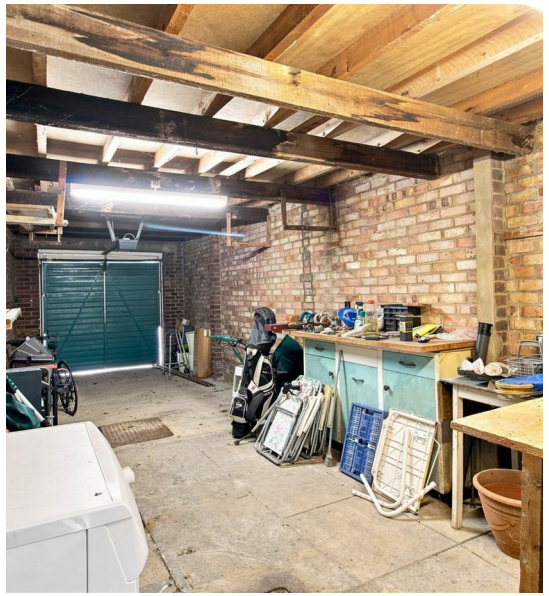
Mixer of lawn and shrub beds. Tarmacadam driveway with parking for vehicles.

Tenure - Freehold. Council tax band G - 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.





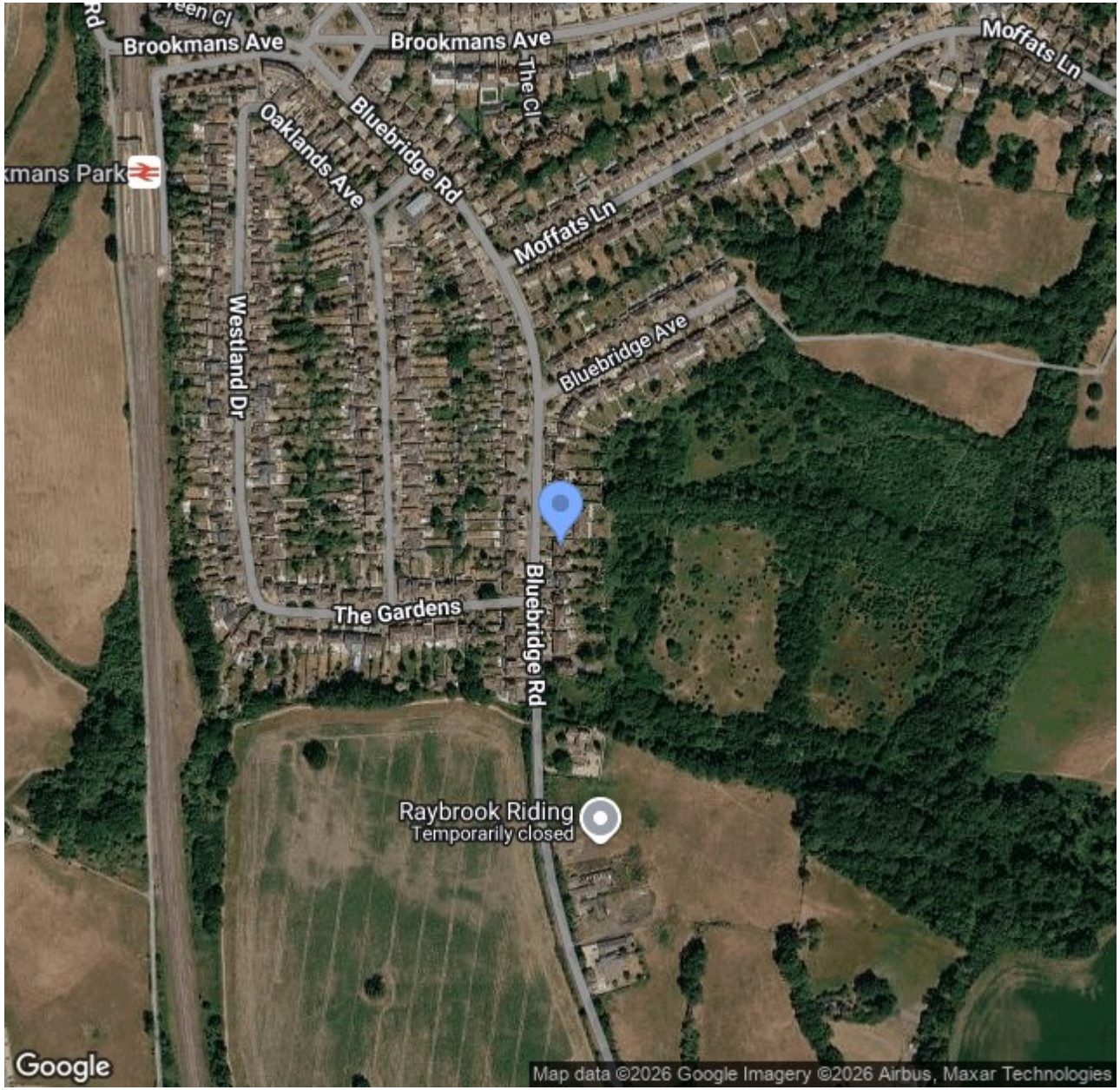
















The Estate Office, 48A The Broadway, Potters Bar, Herts., EN6 2HW
t. 01707655466 | e. sales@duncanperry.co.uk |

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL
■ PROPERTY MANAGEMENT ■