



**3 Bed House - Detached
located in Pine Grove
Brookmans Park**

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Pine Grove
Brookmans Park
AL9 7BW



£3,000 PCM

Charming three-bedroom detached house located in the scenic village of Brookmans Park. This delightful detached house offers a perfect blend of comfort and style. With three bedrooms, this property is ideal for families or those seeking extra space. The house features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this property is its two modern bathrooms, providing convenience and privacy for all residents. The large garden is a true gem, offering ample outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air in a tranquil setting.

The property boasts a large driveway, providing ample parking, ensuring ease of access and security. Living in this village location means you can enjoy a peaceful lifestyle while still being within reach of local amenities and community spirit.

This detached house in Pine Grove is a wonderful opportunity for anyone looking to settle in a picturesque area, combining the comforts of modern living with the charm of village life. Don't miss the chance to make this lovely home your own.

GROUND FLOOR

ENTRANCE HALL

Tiled porch area, double glazed obscure window to side, radiator, inset ceiling spot lights, under stairs cupboard housing electric and gas meters and consumer unit, open archway leading to:

LOUNGE

22'9" x 15'2"

Two radiators, inset ceiling spot lights, fibre internet point, double glazed window to front, obscure double glazed window to side, double glazed window and doors to rear.

KITCHEN

11'0" x 10'11"

Range of wall and base units with work surfaces, single drainer one and a half bowl stainless steel sink with mixer tap, breakfast bar, Beko dishwasher, Lamona electric oven, Baumatic electric hob with extractor hood above, wall mounted Honeywell heating control, part tiled walls, tiled floor, radiator, inset ceiling spot lights, obscure double glazed window to side, double glazed window to rear and door to rear garden, open plan to utility area.

DOWNSTAIRS SHOWER ROOM

4'8" x 4'4"

White suite comprising toilet with top flush, pedestal basin with mixer tap, enclosed shower cubicle with wall mounted shower, tiled floor and walls, inset ceiling spot light, extractor fan, obscure double glazed window to side.

UTILITY ROOM

7'5" x 7'4"

Tiled floor, low level cupboard with worksurface, single drainer single bowl stainless steel sink with mixer tap, Hoover tumble dryer, Hoover washing machine, radiator, inset ceiling spot lights, cupboard housing Ravenheat boiler, obscure double glazed window to side.

GARAGE

14'2" x 8'5"

Tiled floor, electric roller door, wall mounted electric heater.

FIRST FLOOR

LANDING

Access to loft void, radiator, inset ceiling spot lights, double glazed windows to front.

BEDROOM ONE

15'3" x 11'4"

Radiator, inset ceiling spot lights, double glazed windows to rear front and side.

BEDROOM TWO

15'2" x 8'3"

Radiator, inset ceiling spot lights, double glazed windows to rear front and obscure double glazed window side.

BEDROOM THREE

9'7" x 7'10"

Radiator, inset ceiling spot lights, double glazed windows to front and side.



BATHROOM

8'0" x 6'3"

white suite comprising tiled panel bath with mixer tap shower attachment and glass shower screen, vanity unit with mixer tap and cupboard below, part tiled walls, tiled floor, extractor fan, inset ceiling spot light, radiator, obscure double glazed window to rear.

SERPARATE WC

White top push flush toilet, radiator, tiled floor, inset ceiling spot light, extractor fan, obscure double glazed window to rear.

EXTERIOR

REAR GARDEN

Patio area, exterior light and water tap, pedestrian side access, small lawn area, steps leading to raised area, timber garden shed, shrub and tree borders.

FRONT GARDEN

Carriage driveway with stone gravel for off street parking for 5/6 cars, exterior light.

AGENT NOTES





Holding Deposit £692
Dilapidations Deposit £3,461 - 12 month tenancy
EPC Rating - E
Council Tax Band G - Welwyn & Hatfield Council

Property Mis Descriptions Act

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. All measurements quoted are approximate. Any discussions regarding a potential tenancy are subject to contract.



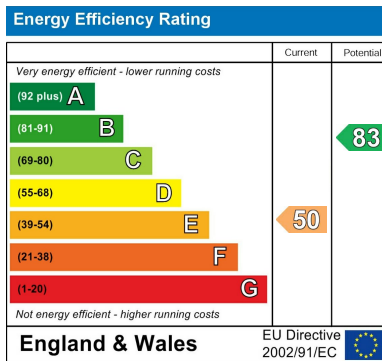


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DIRECTIONS

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