







3 Bed

Bungalow - Semi Detached

located in Brookmans Park

Duncan Perry

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Oaklands Avenue
Brookmans Park
AL9 7UH









Offers In Excess Of
£600,000

Situated with minutes walk from Brookmans Park village centre with local shops and mainline railway station. This three bedroom semi-detached chalet bungalow is offered chain free. Features gas central heating and double glazing, but does require modernisation and refurbishment. 63' x 29' South Westerly rear garden.

Part frosted double glazed front door opens into

ENTRANCE HALL
Laminate wood effect flooring. Double radiator. Built in double width under stairs cupboard housing electricity fuse box. meter and gas meter with automatic light. Second built in cupboard housing hot water tank. LED ceiling spotlights.

LOUNGE
Double radiator. Wall light points. Double glazed patio doors to rear.

KITCHEN
Range of white wall and base units featuring cupboards and drawers. Stone effect working surfaces with inset single drainer and stainless steel sink with 4-ring gas hob. Space for fridge / freezer. Space for washing machine. Space for tumble dryer. Fitted NEFF oven. LED ceiling spotlights. Concealed gas central heating boiler. Double glazed windows to rear and side. Part double glazed casement door to rear.

BEDROOM TWO
Double radiator. Ceiling spotlights. Double glazed bay window to front. Double gazed window to side.

BEDROOM THREE
Double radiator. Laminate wood effect flooring. Double glazed window to front.

SHOWER ROOM
White suite comprising corner shower base with glass cubicle . Top flush W.C. Wash bowl basin set on wooden wash stand with double cupboards below and mixer tap. Tiled walls. Tile effect flooring. Ceiling spotlights. Chrome heated towel rail. Electric shaver point. Frosted double glazed window to side.

BEDROOM ONE
Approached via turn flight of stairs from hallway with half landing. LED ceiling spotlights. Concealed radiator. Open access to low level loft storage room with double radiator., lighting and power. Double glazed window to side. Double glazed dormer windows to front and rear.

EXTERIOR REAR
63'6" x 29'2"
Backing South West. Starting from rear of property with raised patio. External lighting point. Remainder of garden is lawned with large timber Summerhouse (3.74 x 2.91). Windows and part glazed double width casement doors to front. Access to front via timber gate and concrete pathway to own driveway.

CONCRETE SECTIONAL GARAGE
18'1" x 9'7"
Up and over door to front. Casement door to side. Window to rear. Power and lighting.

EXTERIOR FRONT
Predominately gravel for parking.

Tenure - 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.

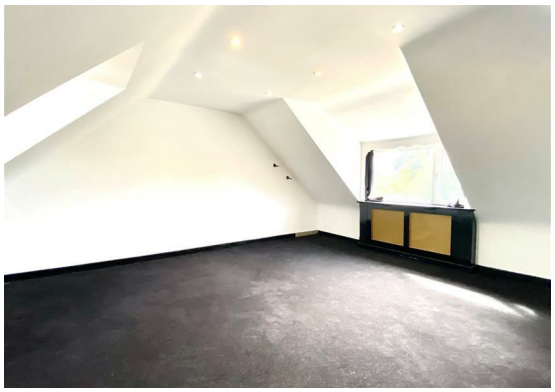




All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.









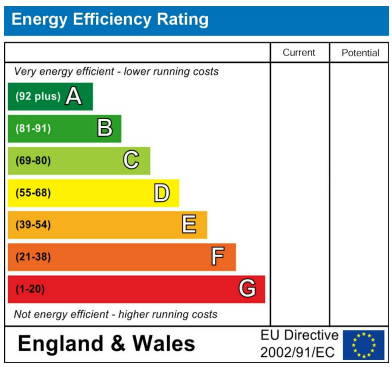




65 Oaklands Avenue, Brookmans Park, AL9 7UH







DIRECTIONS

Please refer to Google Maps using postcode.

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