



**2 Bed Mews Property
located in Westfield
Brookmans Park**



Lower Woodside Farm
Westfield
Brookmans Park
AL9 6BL



EN SUITE SHOWER ROOM

8'6" x 4'4"

White suite comprising top push flush wc, pedestal wash basin with single taps, enclosed shower cubicle with wall mounted shower, tiled floor, part tiled walls, extractor fan, obscure double glazed window to rear.

BEDROOM ONE

13'7" x 9;2"

Double glazed window to front.

BATHROOM

8'6" x 4'10"

White three piece suite comprising panelled bath with mixer tap and shower attachment, top push flush wc, pedestal basin with single taps, tiled floor, part tiled walls, extractor fan, wall mounted mirror.

BEDROOM TWO

9'11" x 9'5"

Double glazed window to rear.

KITCHEN

13'5" x 10'1"

Range of wall and base units, work surfaces, stainless steel sink, Bosch electric oven with integrated hob and extractor hood above, integrated fridge freezer, slimline Bloomberg dishwasher, Indesit washer dryer, tiled floor, two double glazed window to side.

LOUNGE

14'3" x 10'

Telephone point, TV point, double glazed window to rear, double glazed double doors to rear garden.

REAR GARDEN

50' x 33' narrowing to 22'

AGENT NOTES

Holding Deposit £379

Dilapidations Deposit £1,898 - 12 month tenancy

EPC Rating - E

Council Tax Band E - Welwyn & Hatfield Council

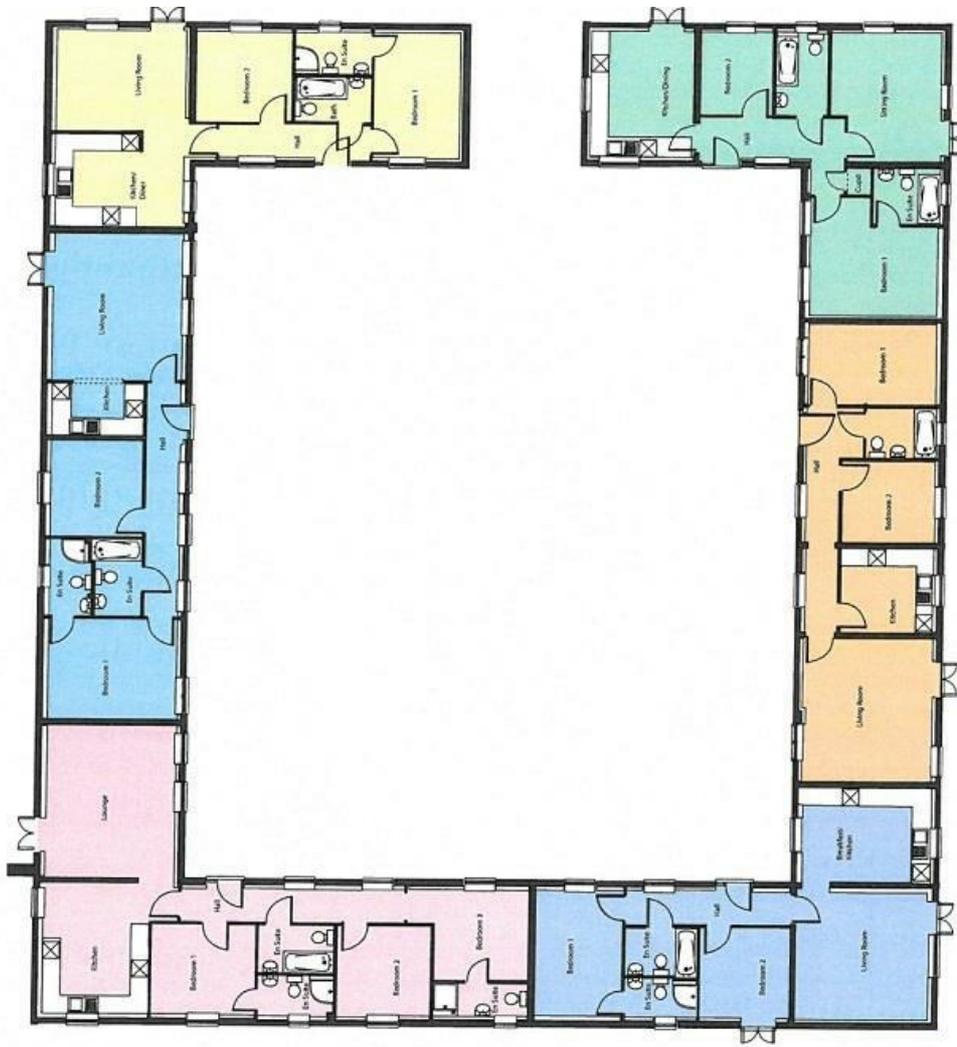
Property Mis Descriptions Act

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.

£1,645 PCM

Two bedroom end of terrace mews property located in a semi rural location with countryside views. The property benefits en suite shower room to main bedroom, bathroom, kitchen/diner, lounge, private courtyard garden and off street parking. The property is unfurnished & pets considered. Viewings highly recommended!





GROUND FLOOR PLAN

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	42
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

DIRECTIONS

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