



6 Bluebridge Avenue, Brookmans Park, Herts, AL9 7RZ
£850,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

We are delighted to offer for sale this 3-bedroom semi-detached home situated in a sought-after cul-de-sac location a short walk to shops, station and popular schools as well as Gobions open space. The property itself offers generous room sizes with lounge, dining room, kitchen and cloak room to the ground floor, and on the first floor a beautiful

family bathroom and 3 good size bedrooms. Externally to the rear there is a pleasant south facing garden and to the front a block paved driveway with parking for at least 3 vehicles and access to the garage. Significant scope to extend to both side and rear (STPP). Viewing essential.



- THREE BEDROOM SEMI DETACHED HOUSE
- SIGNIFICANT SCOPE TO EXTEND TO BOTH SIDE AND REAR (STPP)
- SOUGHT AFTER CUL-DE-SAC LOCATION
- SHORT WALK TO SHOPS, STATION, POPULAR SCHOOLS AND GOBIONS OPEN SPACE
- GENEROUS ROOM SIZES INCL. LOUNGE, DINING ROOM, KITCHEN AND CLOAKROOM
- BEAUTIFUL FAMILY BATHROOM
- PLEASANT SOUTH FACING GARDEN
- BLOCK PAVED DRIVEWAY WITH PARKING FOR AT LEAST THREE VEHICLES
- GARAGE
- TENURE - FREEHOLD. COUNCIL TAX BAND F - WELWYN & HATFIELD COUNCIL



Composite front door with two glazed high level panels. Double glazed obscure glass leaded light sidelight with top opener. Opens into

HALLWAY

Spotlights to ceiling. Straight flight stairs to first floor. Karndean flooring. Under stairs storage cupboard housing gas & electricity meters and consumer unit. Doorway through to

CLOAKROOM

Comprising of top flush W.C. Corner mounted hand basin with mixer tap and obscure glass window to side.

LOUNGE

Spotlights to ceiling. Single radiator. High level wood burner with recessed storage below and slate hearth. White UPVC double glazed leaded light bay fronted window to front with top openers. Fitted bespoke shutters. Glazed double doors leading through to

DINING ROOM

Spotlights to ceiling. Single radiator. Double glazed aluminium sliding patio doors facing onto rear garden. Doorway through to

KITCHEN

Fitted with range of medium wood effect wall, drawer and base units with marble effect working surface above and tiled splashbacks. Integrated NEFF high level oven. NEFF ceramic hob with concealed extractor above. One and a half bowl ceramic sink with mixer tap and drainer. Space for dishwasher. Space for washing machine. Space for fridge / freezer. Worcester boiler concealed in kitchen cupboard. Separate larder style cupboard with shelving and window to side. Single radiator. White UPVC double glazed window to rear and matching casement door to side.



FIRST FLOOR LANDING

White UPVC double glazed obscure glass window to side. Access to loft via drop down ladder. Mega flow hot water cylinder in loft.

BEDROOM ONE

Spotlights to ceiling. Single radiator. Double glazed leaded light white UPVC bay fronted window to front with top openers. Fitted with bespoke shutters.

BEDROOM TWO

Spotlights to ceiling. Single radiator. White UPVC double glazed window to rear.

BEDROOM THREE

Spotlights to ceiling. Single radiator. Storage cupboard with hanging rail and rack shelving. White UPVC double glazed leaded light window to front with top opener.

BATHROOM

Features white suite comprising bath with side mounted mixer tap and handheld shower attachment. Separate shower cubicle with glazed surround and wall mounted Aqualisa shower. Top flush W.C. Large sink with mixer tap and pop up waste set within vanity unit with storage cupboards below and tiled splashback. Part tiled walls. Tiled floor. Chrome heated towel rail. Spotlights to ceiling. Wall mounted extractor.

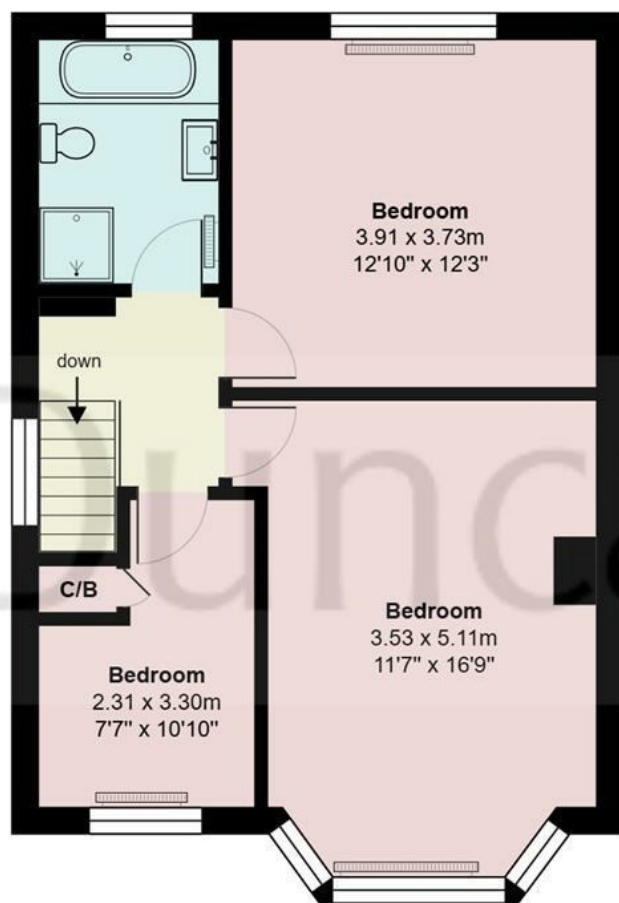
REAR GARDEN

95' approx (28.96m approx)

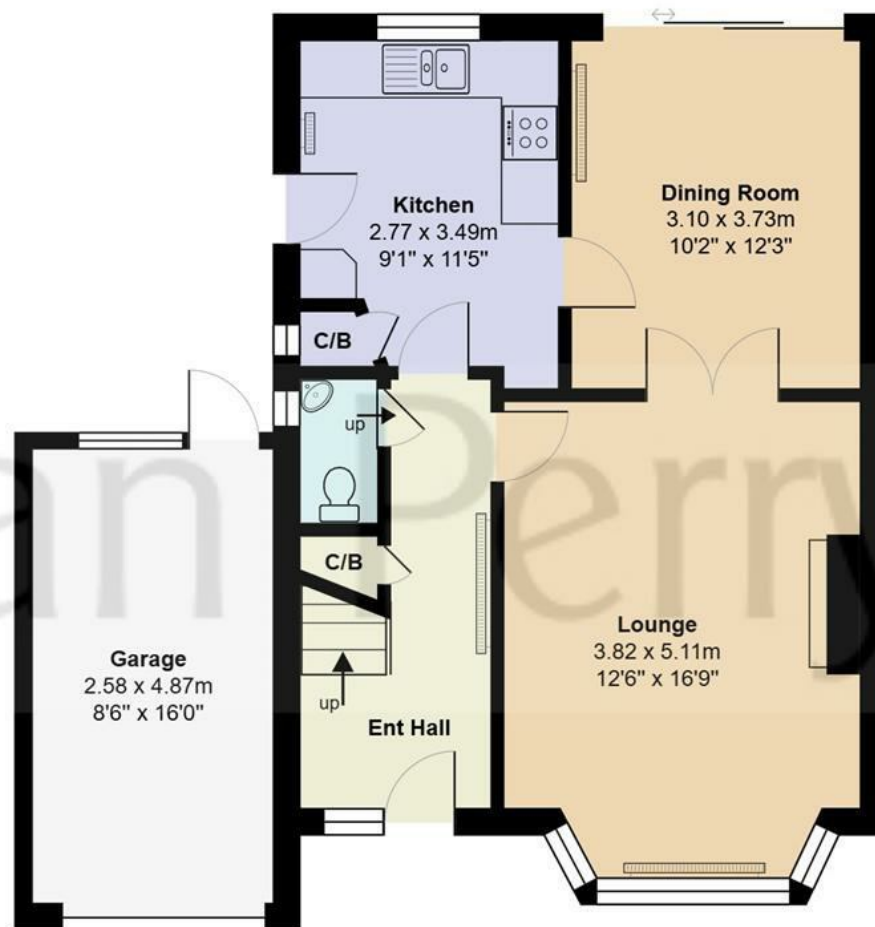
Accessed either from dining room or kitchen leading out onto a block paved patio area which extends to the side of property. Automated sun awning. Gated access to front. Courtesy door to garage. Outside tap. Outside lighting. Garden itself is predominately laid to lawn with attractive mixed borders. South Easterly aspect. To rear of property is a further patio area and timber summerhouse / storage unit.







First Floor
Area: 51.2 m² ... 551 ft²



Ground Floor
Area: 51.4 m² ... 553 ft²

Bluebridge Avenue, Hertfordshire AL9

Total Area: 102.5 m² ... 1104 ft² (excluding garage)

All measurements are approximate and for display purposes only

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Energy Efficiency Rating

| Rating | Current | Desired |
|---|---------|---------|
| Very energy efficient - lower running costs | | |
| A (10-41%) | | |
| B (10-41%) | | |
| C (10-41%) | | |
| D (10-41%) | | |
| E (10-41%) | | |
| F (10-41%) | | |
| G (10-41%) | | |
| Not energy efficient - higher running costs | | |

England & Wales

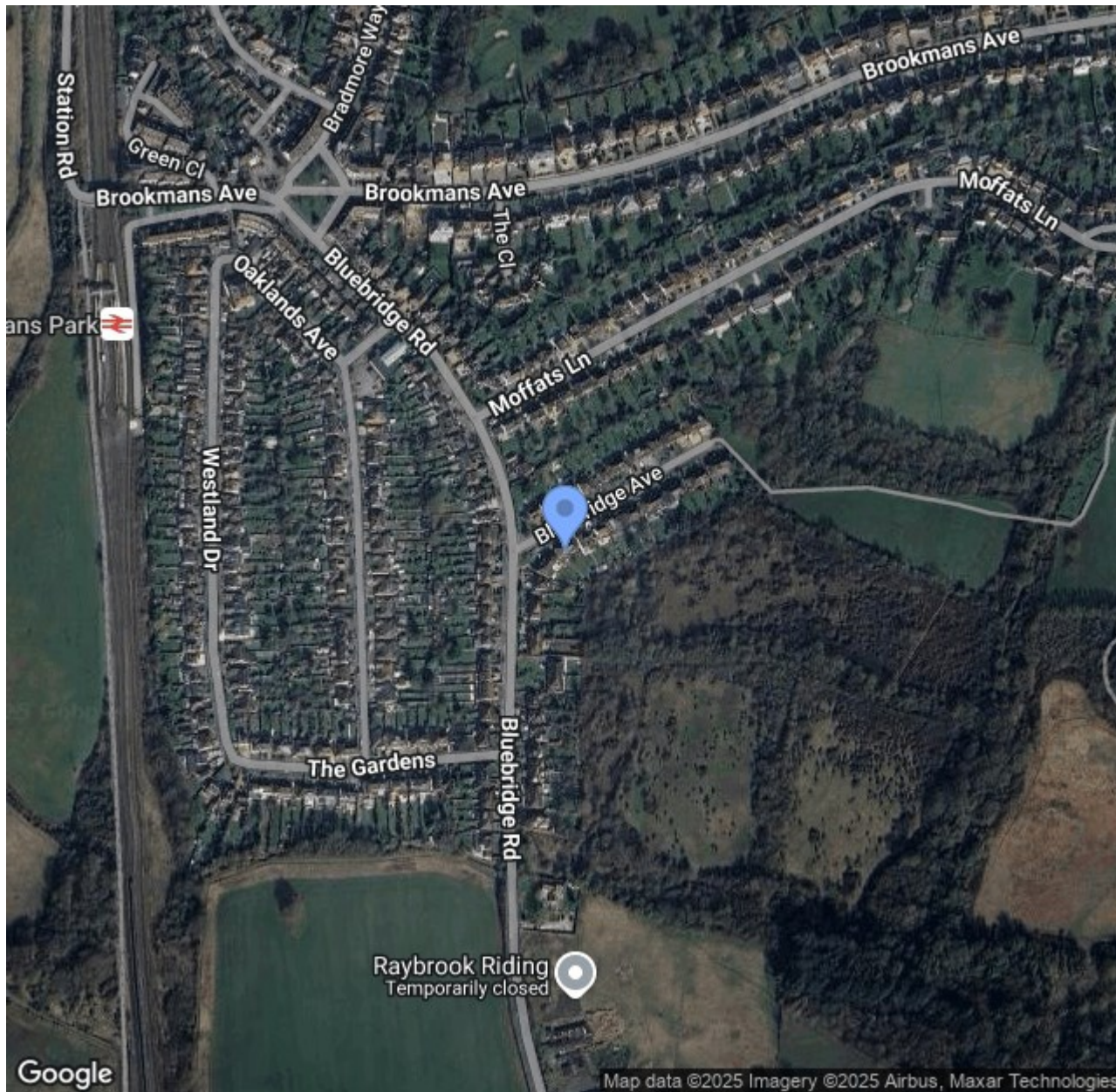
EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

| Rating | Current | Desired |
|---|---------|---------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| A (10-41%) | | |
| B (10-41%) | | |
| C (10-41%) | | |
| D (10-41%) | | |
| E (10-41%) | | |
| F (10-41%) | | |
| G (10-41%) | | |
| Not environmentally friendly - higher CO ₂ emissions | | |

England & Wales

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