



61 PEPLINS WAY, BROOKMANS PARK AL9 7UR

Reduced To £815,000 | Freehold

ANDREW WARD EST. 1988  
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## Property Overview

CHAIN FREE. A beautifully presented three bedroom semi detached family house with garage situated within the very heart of the village with mature Westerly garden extending to 210ft. The property offers spacious living space throughout with massive scope to extend (subject to planning). Accommodation comprises entrance hall with cloakroom, two good size inter-connecting reception rooms with views over garden and modern kitchen/breakfast room with integrated appliances. To the first floor there are three bedrooms with built in floor to ceiling wardrobes in the two doubles and modern family bathroom. The property is approached by an independent drive with ample parking with integral garage and pedestrian access to side leading to a beautiful West facing garden with full width raised decked patio, extensive lawn and natural wooded area to rear.







## Property Features

- Living Room: 14'6 x 12'0
- Sitting Room: 13'4 x 10'9
- Kitchen/Breakfast Room: L Shape 15'5max narrowing to 7'2
- Cloakroom
- Garage: 16'0 x 7'10
- Bedroom One: 14'10 x 10'3
- Bedroom Two: 13'4 x 11'0
- Bedroom Three: 9'5 x 7'7
- Family Bathroom
- 210ft West Facing Garden

## Agents Notes

The property recently had approved planning consent to extensively extend the property with plans available upon request. This has now expired although the normal re-application to Welwyn & Hatfield County Council would be required. Conveniently situated within a short walk of the village centre with its array of shops, cafe's, primary school and train station serving London and the North.



## Contact us

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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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