



21 PEPLINS WAY, BROOKMANS PARK AL9 7UR

£1,850 Per Calendar Month |

ANDREW WARD EST. 1988  
ESTATE AGENTS



## Property Overview

A GOOD SIZE THREE BEDROOM SEMI DETACHED FAMILY HOME SITUATED IN A DESIRABLE ROAD WITHIN WALKING DISTANCE OF BROOKMANS PARK TRAIN STATION AND THE VILLAGE CENTRE.

The Kitchen includes an oven, hob and washing machine and Breakfast Bar. Gas central heating & double glazing. There is a large garden and garage to the rear and off street parking at the front.

Available for occupation shortly - anticipated 01.02.2024





## Property Features

- HALLWAY: 16'3 x 6'0
- KITCHEN: 12'4 x 9'8
- THROUGH LOUNGE: 26'4 x 12'0
- SNUG ROOM: 17'3 x 7'0
- 190 FT REAR GARDEN
- MASTER BEDROOM: 12'11 x 11'3
- BEDROOM 2: 10'5 x 13'0
- BEDROOM 3: 7'0 x 9'9
- MODERN BATHROOM: 6'11 x 5'5
- SEPARATE WC

## Agents Notes

Tenant will be responsible for all the usual outgoing and services relating to the property. Please ask for our tenant information sheet B(16) for guidance on fees.



## Contact us

35 Bradmore Green, Brookmans Park, Herts, AL9 7QR  
 01707 649779 | [brookmanspark@andrewward.co.uk](mailto:brookmanspark@andrewward.co.uk)

[www.andrewward.co.uk](http://www.andrewward.co.uk)

## Our Offices

**BARNET**  
 175 High Street, Barnet EN5 5SU  
 Tel: 020 8441 6000  
 Email: [barnet@andrewward.co.uk](mailto:barnet@andrewward.co.uk)

**BROOKMANS PARK**  
 35 Bradmore Green, Brookmans Park AL9 7QR  
 Tel: 01707 649779  
 Email: [brookmanspark@andrewward.co.uk](mailto:brookmanspark@andrewward.co.uk)

**POTTERS BAR**  
 149 High Street, Potters Bar EN6 5BB  
 Tel: 01707 657181  
 Email: [pottersbar@andrewward.co.uk](mailto:pottersbar@andrewward.co.uk)

**Disclaimer:** "These property particulars, including floor plans, are set out as a general outline only for guidance and DO NOT constitute any part of an offer or contract. Any purchaser or other must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are given as approximate, no survey or testing of appliances has been carried out. No employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the property."

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

**ANDREW WARD** EST. 1988  
 ESTATE AGENTS