



Kentish Lane
Brookmans Park, Herts, AL9 6NG

53 Kentish Lane

**THIS IMPOSING DETACHED FAMILY RESIDENCE IS SITUATED ON ONE
OF BROOKMANS PARK'S PREMIER ROADS
THE PROPERTY IS APPROACHED VIA A GATED DRIVEWAY AND IS SET WITHIN GROUNDS OF
APPROXIMATELY TWO ACRES**

**The accommodation extends to approximately 4,800 sq ft with the benefit of a
detached summer house and four car tandem garage**

* Entrance Hall * Lounge * Dining Room * Family Room * Conservatory * Snug * Reading Room *
* Kitchen/Breakfast Room * Utility * Guest Cloakroom *
* 5 Bedrooms * 3 En Suite Bathrooms * Family Bathroom *
* Parkland Gardens & Grounds *

Location

Kentish Lane is one of the area's most sought-after locations. Brookmans Park itself is widely regarded as one of the most desirable places to live in Hertfordshire, with its village atmosphere and unique homes. The larger town of Potters Bar (junction 24 on the M25) is within close proximity, offering an array of shopping and leisure facilities. Direct rail links to London Kings Cross and Moorgate stations are available from both Brookmans Park and Potters Bar.

Local Authority: Welwyn & Hatfield

Tax Band: H

Tenure: Freehold



**To make an appointment please contact Paul Brown or Carolyn Harvey in our Prime Sales Office
paul@statons.com/carolyn@statons.com**

or

020 8016 4300





























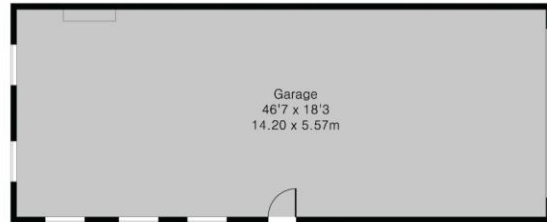
Approximate Gross Internal Area 4735 sq ft - 440 sq m

Ground Floor Area 1907 sq ft – 177 sq m

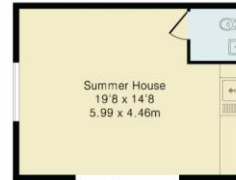
First Floor Area 1689 sq ft – 157 sq m

Garage Area 851 sq ft – 79 sq m

Summer House Area 288 sq ft – 27 sq m



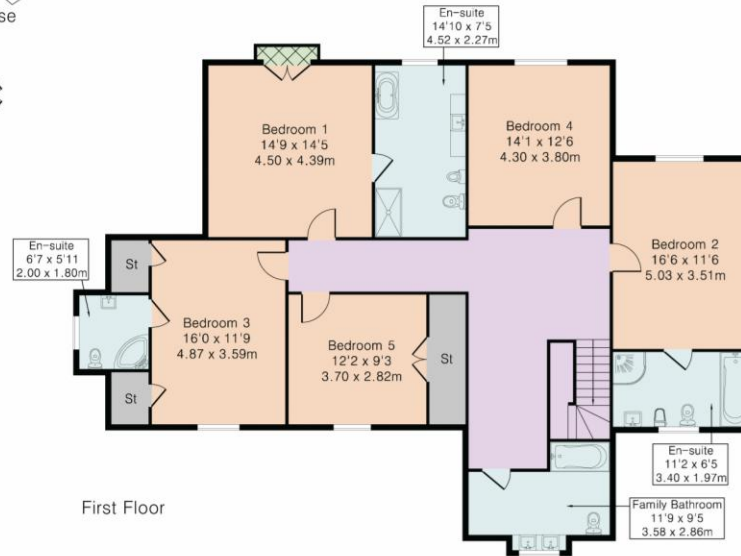
Garage



Summer House



Ground Floor



First Floor

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

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Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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