



Kentish Lane  
Brookmans Park AL9

# 3 Kentish Lane

## Brookmans Park AL9 6NG

---

NO ONWARD CHAIN.

This fabulous detached residence offers circa 2781 sq ft. of versatile accommodation and is situated in one of the areas most prestigious roads. To the ground floor there is a spacious reception hallway, 2 reception rooms, kitchen and guest cloakroom.

On the first floor there are 5 bedrooms with en suite facilities and dressing room to the principal bedroom and a family bathroom.

Externally the property is approached via large driveway providing off street parking for several cars and allows access to the treble tandem garage. The stunning rear garden measures approx. 130ft in length and has a paved seating area, feature pond, greenhouse, garden shed, beautifully planted borders and a variety of flowers and shrubs.

Kentish Lane is one 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 into London Kings Cross and Moorgate stations are available from both Brookmans Park and Potters Bar.































































**Local Authority:**  
Welwyn & Hatfield  
**Council Tax Band:** G  
**Tenure:** FREEHOLD

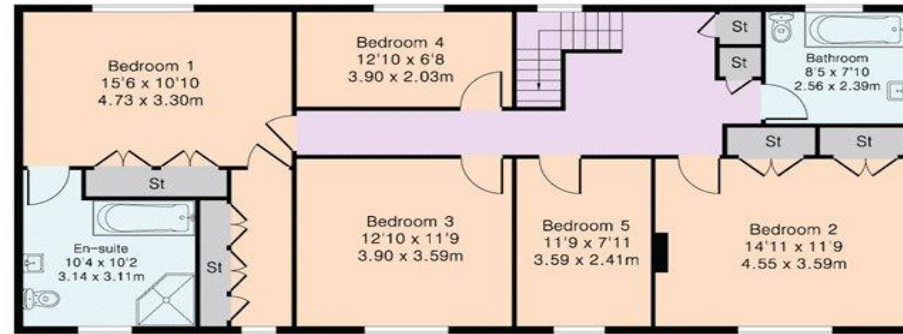
Approximate Gross Internal Area 2781 sq ft – 258 sq m  
Ground Floor Area 1452 sq ft – 135 sq m  
First Floor Area 1155 sq ft – 107 sq m  
Garage Area 173 sq ft – 16 sq m

### Energy Efficiency Rating

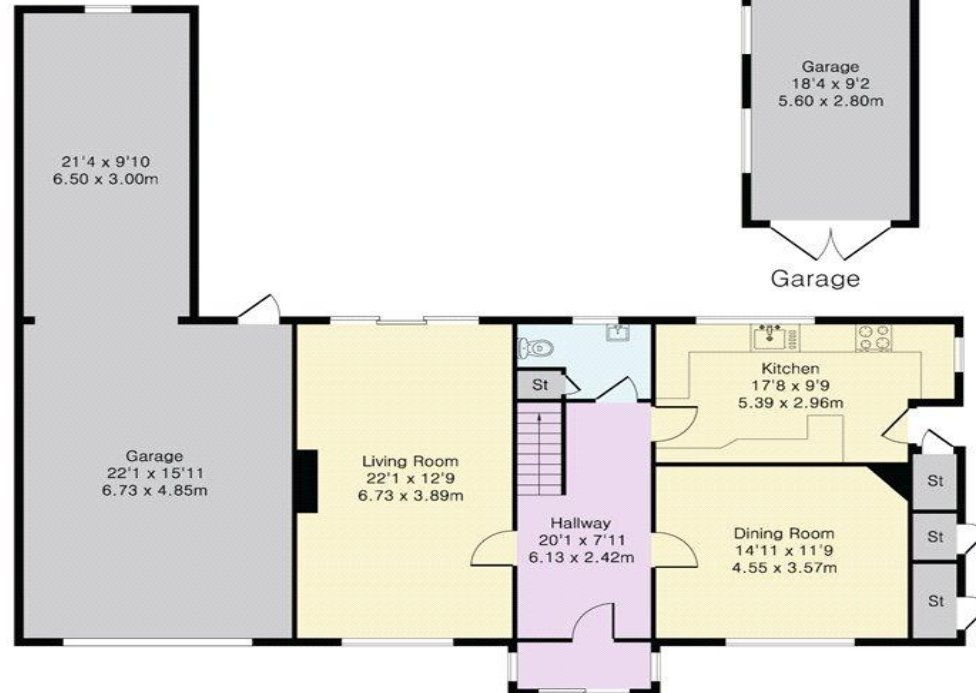
|                                             | Current                 | Potential                                                                         |
|---------------------------------------------|-------------------------|-----------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                         |                                                                                   |
| (92+) <b>A</b>                              |                         | <b>84</b>                                                                         |
| (81-91) <b>B</b>                            |                         |                                                                                   |
| (69-80) <b>C</b>                            |                         |                                                                                   |
| (55-68) <b>D</b>                            |                         |                                                                                   |
| (39-54) <b>E</b>                            |                         |                                                                                   |
| (21-38) <b>F</b>                            | <b>55</b>               |                                                                                   |
| (1-20) <b>G</b>                             |                         |                                                                                   |
| Not energy efficient - higher running costs |                         |                                                                                   |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |  |



**DISCLAIMER:** In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.



First Floor



Ground Floor





Brookmans  
Park Office

53 Bradmore Green, Brookmans Park, Herts, AL9 7QS

**T: 01707 661144**

E: [brookmans@statons.com](mailto:brookmans@statons.com)

**STATONS**  
[www.statons.com](http://www.statons.com)