



Mymmms Drive
Brookmans Park AL9

29 Mymms Drive

Brookmans Park AL9 7AE

A perfect and exciting opportunity to acquire a detached family residence situated on Mymms Drive which is arguably one of Brookmans Parks most desirable tree lined roads. Brookmans Park has a great selection of quality shops and restaurants and the station gives a great service into Moorgate Station.

The house is set back from the road behind a driveway for a minimum of four cars and lawn area. The garden which is fantastically landscaped is close to 260ft.

To the ground floor there are three spacious reception rooms, office, bright and spacious kitchen, utility room and guest cloakroom. Five great size bedrooms occupy the first floor along with two bathrooms.

There is scope to extend both to the side rear and loft subject to planning permission if required. However, we feel this house is of a fantastic size currently.

Viewings are highly recommended to fully appreciate this wonderful home.

























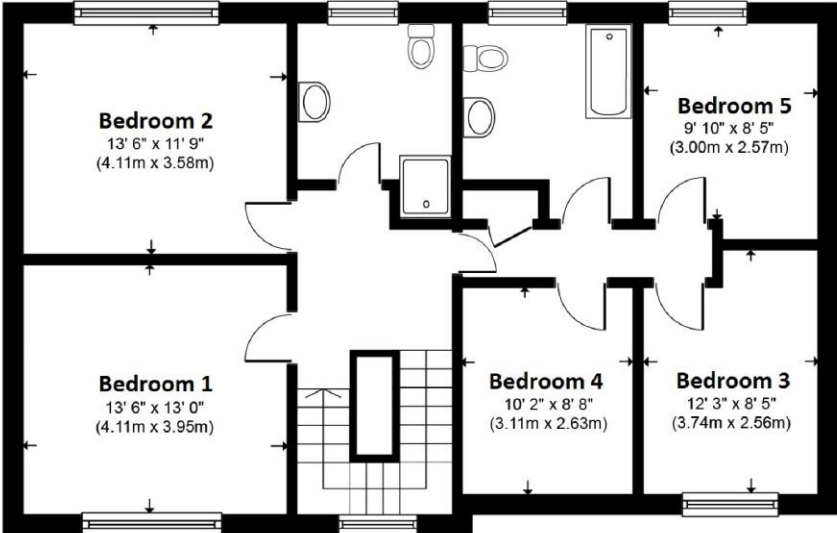
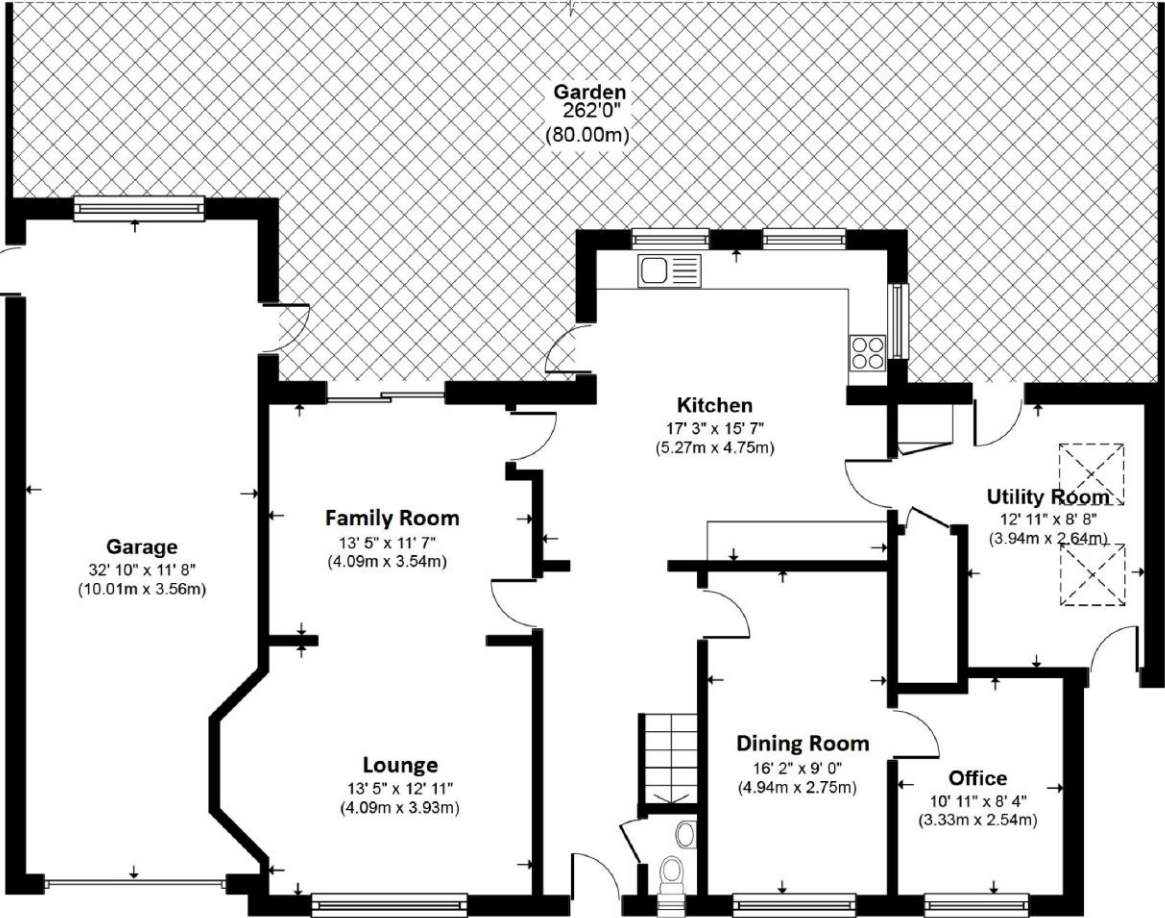








Local Authority:
 Welwyn & Hatfield
Council Tax Band: G
Tenure: FREEHOLD



Ground Floor

First Floor

Gross Internal Area 2508 sq.ft / 233 sq. m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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.



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