



Great North Road
Brookmans Park AL9

Tree Tops

2a Great North Road, Brookmans Park

AL9 6NF

***** CHAIN FREE *****

A Detached Bungalow Requiring Full Modernisation – Exceptional Development Potential

A rare opportunity to acquire a substantial detached bungalow extending to approximately 211.2 sq. metres (2,273 sq. feet), offering extensive scope for refurbishment, redesign and improvement throughout.

The property requires comprehensive modernisation and upgrading but provides an excellent canvas for buyers seeking a renovation project. The existing accommodation is generous in scale and highly versatile, currently comprising a large living room, separate study area, kitchen, conservatory, two double bedrooms, bathroom facilities, and a separate garden room with shower room/WC.

The spacious conservatory, large central hall and well-proportioned reception areas provide excellent foundations for transformation into a modern family home. The detached garage and ancillary garden room further enhance the property's flexibility and future potential.

This is very much a property for purchasers looking to modernise and personalise a home to their own specification.

Treetops is within easy walking distance of the village centre, offering a selection of shops, cafés, restaurants, and a mainline rail service providing direct access into London.















Ground Floor
Approx. 211.2 sq. metres (2273.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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

Total area: approx. 211.2 sq. metres (2273.4 sq. feet)

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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