

Greyfriars, Brookmans Avenue
Brookmans Park, Hertfordshire, AL9 7QJ
£2,400,000 Freehold

STATONS

Tel: 01707 661 144
Email: brookmans@statons.com
Bedrooms 7 | Bathrooms 7 | Receptions 3





Greyfriars, 34 Brookmans Avenue
Brookmans Park, Hertfordshire
AL9 7QJ



Greyfriars, with meticulous attention to detail, this stunning detached home benefits from approximately 5700 square feet of flexible, well-proportioned accommodation ideal for both entertaining and family living. The house is approached via a gated entrance with parking for a number of cars.

Brookmans Avenue is one of the areas premier addresses and provides convenient access to the amenities of the village.

The south facing garden measures approximately 105ft x 83ft and is mainly laid to lawn with a terrace running along the rear of the property.

For those wanting to travel into Central London, rail links are provided from Brookmans Park with Potters Bar offering a fast train service into Kings Cross. The A1(M) and M25 are also both easily accessible. The area offers a wealth of first class schooling with the addition of some excellent shopping and entertainment amenities nearby.

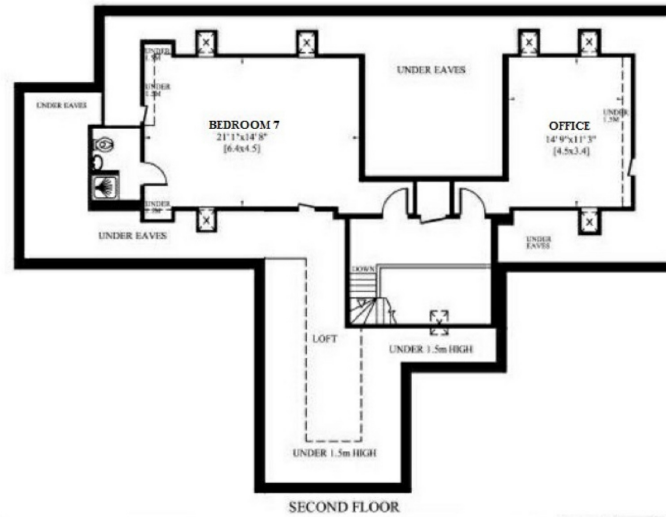
For more properties for sale in Brookmans Park please call our [Brookmans Park Estate Agents](#) on 01707 661144.



34 BROOKMANS AVENUE BROOKMANS PARK

Gross Internal Area: 608 Sq. metres
Including Loft, Under Eaves
and Under 1.5m High

Gross Internal Area: 532 Sq. metres
Excluding Loft, Under Eaves
and Under 1.5m High



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Best energy efficient - lower running costs	Current	Potential	Best environmentally friendly - lower CO ₂ emissions	Current	Potential
A (91-100)			A (10-15)		
B (81-90)			B (16-20)		
C (71-80)			C (21-25)		
D (61-70)			D (26-30)		
E (51-60)			E (31-35)		
F (41-50)			F (36-40)		
G (31-40)			G (41-45)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & 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.

BARNET

1-2 Hadley Parade
High Street
Barnet, Herts
EN5 5SX
Tel: 020 8449 3383
Fax: 020 8441 7676
barnet@statons.com

RADLETT

50 Watling Street
Radlett
Herts
WD7 7NN
Tel: 01923 604 321
Fax: 01923 859 182
radlett@statons.com

NEW HOMES SHOWCASE

204 High Street
Hadley Green
Barnet, Herts
EN5 5SX
Tel: 020 8441 9555
Fax: 020 8441 7976
newhomes@statons.com

HADLEY WOOD

10 Crescent West
Hadley Wood
Herts
EN4 0EJ
Tel: 020 8440 9797
Fax: 020 8440 8282
hadley@statons.com

TOTTERIDGE

28 - 30 Totteridge Lane
Totteridge
London
N20 9QJ
Tel: 020 8445 3694
Fax: 020 8445 3217
totteridge@statons.com

BROOKMANS PARK

53 Bradmore Green
Brookmans Park
Herts
AL9 7QS
Tel: 01707 661144
Fax: 01707 644111
brookmans@statons.com