



The Grove  
Brookmans Park AL9

### \*\*\* CHAIN FREE \*\*\*

Nestled in one of the area's most sought-after residential turnings, this beautifully appointed four-bedroom, three-bathroom detached residence offers over 3,200 sq. ft (300 sq. m) of sophisticated living space, set over three floors.

Boasting a magnificent 200ft south-facing garden that backs directly onto the idyllic Gobians Wood, the property also features a heated 44ft swimming pool and expansive tiered patios—ideal for outdoor entertaining and family enjoyment.

Upon entering, you are welcomed by an impressive entrance hall with a cloakroom, leading to a light-filled open-plan living area. The heart of the home is the luxury German-designed kitchen, complete with sleek ceramic worktops, Siemens appliances including a coffee machine and steam oven, Liebherr wine cooler, and underfloor heating throughout. Skylights and full-width bi-folding doors seamlessly connect the interior to the garden, creating a striking indoor-outdoor living experience.

Additional ground floor highlights include a spacious family room, a stylish utility room, a formal living room, and a separate study/snug with interconnecting doors for flexible living.

Upstairs, the principal bedroom suite offers a private retreat, featuring a walk-in dressing room and a luxury en suite bathroom. Three further generously sized bedrooms are served by a high-specification family bathroom. On the second floor, a large fifth bedroom or games room benefits from its own en suite, offering perfect accommodation for guests or teenagers.

The property is set behind electric gates with a carriage driveway providing ample parking and garage storage. The beautifully landscaped rear garden enjoys uninterrupted southerly views over Gobians, with mature planting, a large raised patio, and a 44ft heated swimming pool with electric cover.

Additional premium features include:

- Remote-controlled blinds
- Integrated Sonos sound system with Kef speakers
- Water softener system
- Bespoke luxury bathrooms throughout

**Location:** Ideally situated just a short stroll from the village centre, offering a variety of local shops, cafés, and amenities, as well as the mainline railway station with direct links to London King's Cross and Moorgate. The area is well served by highly regarded primary and secondary schools, and benefits from close proximity to golf and tennis clubs, open countryside walks, and excellent transport links via the M25 (Junctions 23 & 24) and the A1(M).

















































































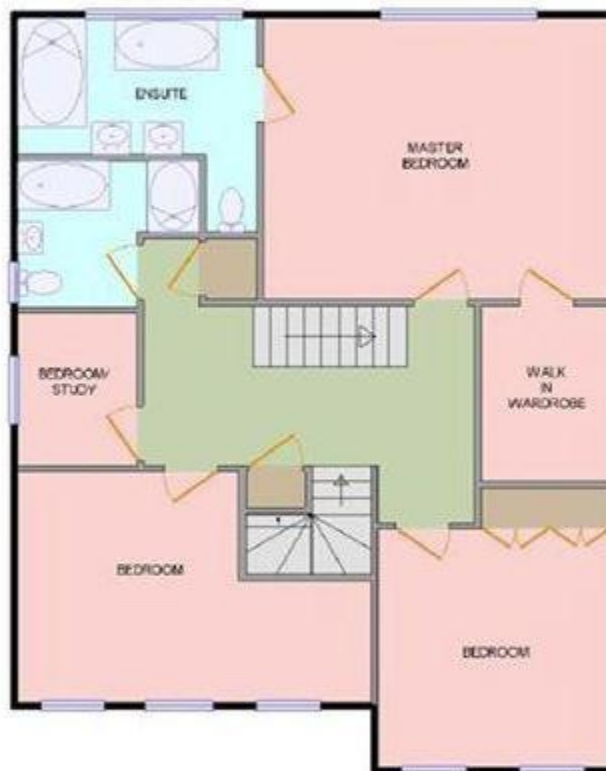




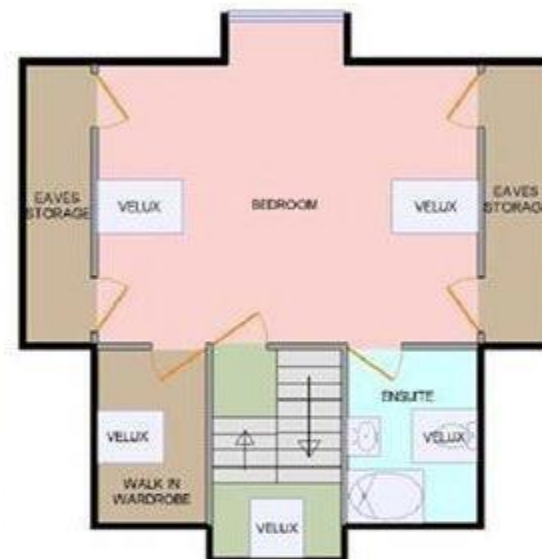
Ground Floor

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



1st Floor



2nd Floor

Total approx floor area: 300.6 m<sup>2</sup> (3235.7 ft<sup>2</sup>)  
Ground Floor: 147.8 m<sup>2</sup> (1590.5 ft<sup>2</sup>)  
1st Floor: 99.9 m<sup>2</sup> (1075.1 ft<sup>2</sup>)  
2nd Floor: 53.0 m<sup>2</sup> (570.1 ft<sup>2</sup>)

**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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