



Green Close
Brookmans Park AL9

5 Green Close

Brookmans Park AL9 7ST

We are delighted to offer this beautifully presented three-bedroom townhouse, providing approximately 1,580 sq ft of bright, contemporary accommodation arranged over three floors. Situated within the sought-after Green Close development, the property occupies an enviable position in the heart of Brookmans Park, just moments from the village green and mainline railway station.

The ground floor features a welcoming entrance hall leading to a generous reception room, a well-appointed kitchen and a separate cloakroom. The kitchen measures approximately 15' x 12' and provides a superb space for both everyday family life and entertaining, with direct access to the private rear garden.

The first floor offers two well-proportioned double bedrooms, one of which benefits from its own en-suite shower room, together with a separate family bathroom.

The entire second floor is devoted to an impressive principal bedroom suite, creating a private and luxurious retreat. The exceptionally generous bedroom measures approximately 21'7" x 14'10" and is complemented by a substantial en-suite bathroom. The generous proportions provide ample space for a desk and dressing area.

Externally, the property enjoys a private rear garden, providing an attractive outdoor space for relaxing and entertaining. To the rear, there are two allocated parking spaces, offering excellent convenience.

Green Close is ideally positioned for enjoying everything Brookmans Park has to offer. The village centre is close by, with a selection of independent shops, cafés, restaurants and everyday amenities, while the village green provides a pleasant focal point for the community.

Brookmans Park mainline station is within easy reach and provides direct services into Moorgate, making the location particularly attractive for commuters.

For those seeking an active lifestyle, Brookmans Park Golf Club and Tennis Club are both nearby, while the surrounding countryside offers an abundance of open green spaces and scenic walking routes.

The area is also renowned for its excellent schooling, with Brookmans Park Primary School, Chancellor's School and Queenswood Girls' School among the highly regarded schools in the area. Further educational opportunities are available in neighbouring Potters Bar.































Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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.

Approximate Gross Internal Area 1580 sq ft - 146 sq m

Ground Floor Area 553 sq ft – 51 sq m

First Floor Area 553 sq ft – 51 sq m

Second Floor Area 474 sq ft – 44 sq m



Ground Floor

First Floor

Second Floor



Brookmans
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