

**STATONS**

360°

Virtual Tour

**Upland Drive**

**Brookmans Park**



Thirty Three  
Upland Drive  
Brookmans Park  
Hertfordshire  
AL9 6PT

A contemporary style detached homes having been completed to exacting standards by McGrath Development & Construction Ltd.

As you enter the property you are greeted by a double height reception hall entrance from which all principle rooms lead which include the 32' luxury fitted kitchen 'Super Room' with both zoned dining and living areas which lead directly onto the landscaped gardens. The ground floor also has a guest cloakroom, separate family room, and a study.

The exterior landscaped gardens are laid to lawn with extensive terraces, whilst the front gardens provide ample off street parking.

No pets. Minium 1 year tenancy terms.









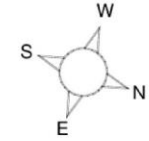






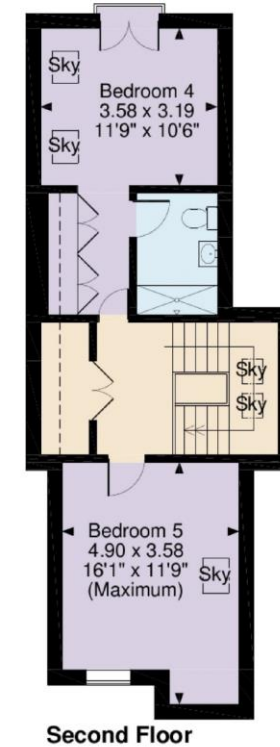


**Upland Drive, Brookmans Park, Hatfield**  
**Approximate Gross Internal Area**  
**2573 Sq Ft/240 Sq M**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>England &amp; Wales</small> <small>EU Directive 2002/91/EC</small>		<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>England &amp; Wales</small> <small>EU Directive 2002/91/EC</small>	

Study  
2.92 x 2.00  
9'7" x 6'7"



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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**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 size are approximate. All dimensions include wardrobe spaces where applicable.



# STATONS

STATONS  
HADLEY PARADE

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1 HADLEY PARADE  
BARNET  
HERTS  
EN5 5SX

