



Kentish Lane
Brookmans Park, Herts.

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Statons are proud to offer this magnificent imposing detached family residence located on the ever-popular Kentish Lane which is less than five minutes drive to Brookmans Park station which gives access to Moorgate. Brookmans Park village also offers local restaurants, shopping facilities and Gobions Woods.

The ground floor consists of a magnificent spacious entrance hall giving access to four reception rooms, exceptional kitchen/breakfast room, utility room and guest cloakroom.

There are four bedrooms on the first floor with two en-suites and a family bathroom. Two of the bedrooms have access to a roof terrace.

The master suite occupies the second floor comprising of bedroom with spacious dressing room and en-suite bathroom.

The house is set back from the road behind electronic security gates. The rear garden is approximately 500ft x 100ft. To the front there is off street parking for numerous cars.

Location: Kentish Lane is one the area's most sought after locations. Brookmans Park itself is widely regarded as one of the most desirable places to live in Hertfordshire with its village atmosphere and unique homes. The larger town of Potters Bar (junction 24 on the M25) is within close proximity, offering an array of shopping and leisure facilities including John Lewis at Welwyn Garden City. Direct rail links into London Kings Cross and Moorgate stations are available from both Brookmans Park and Potters Bar.

Council Tax - H

Local Authority: Welwyn & Hatfield

Tenure: Freehold



Please contact the Prime Sales Office on 020 8016 4300

paul@statons.com or carolyn@statons.com

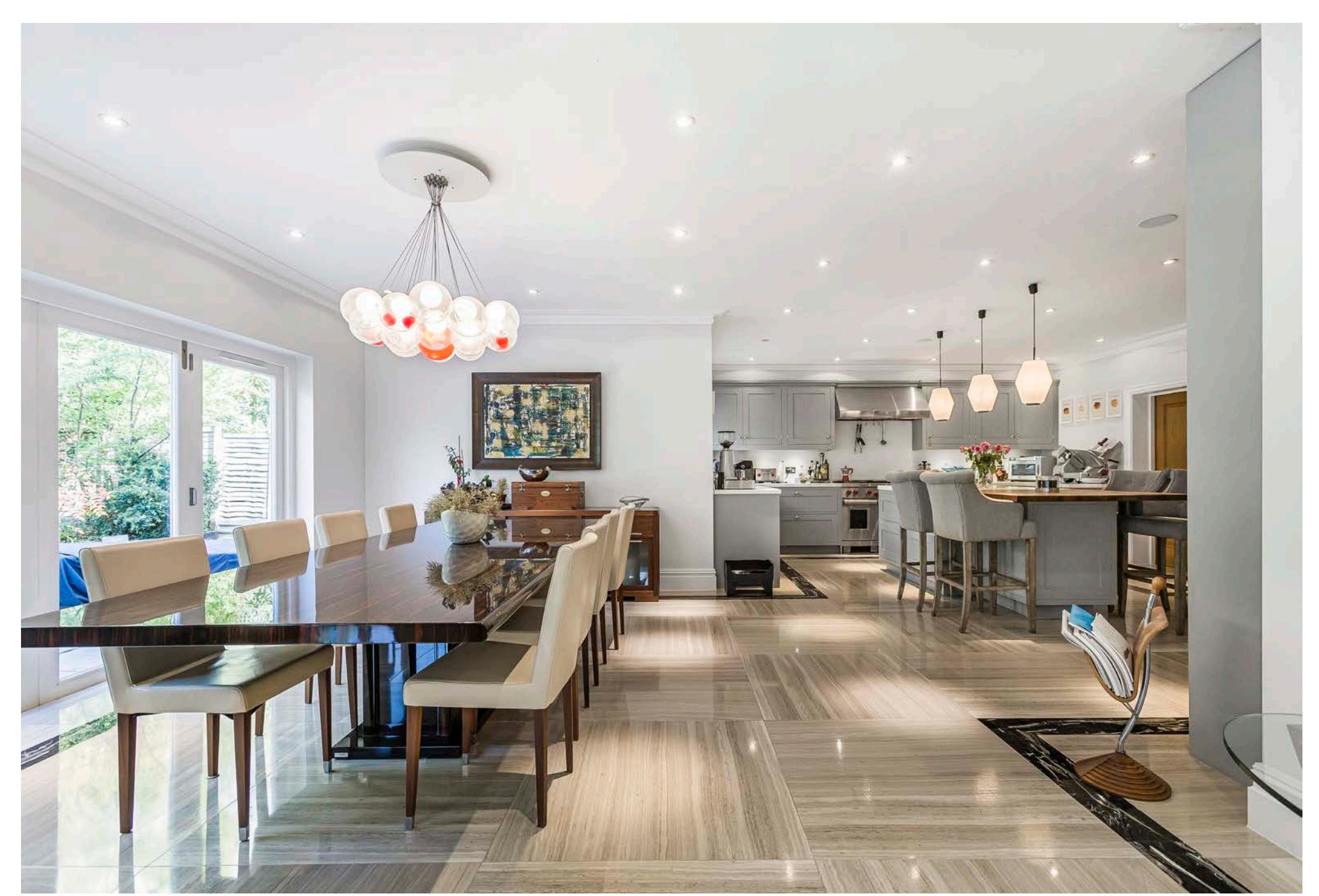










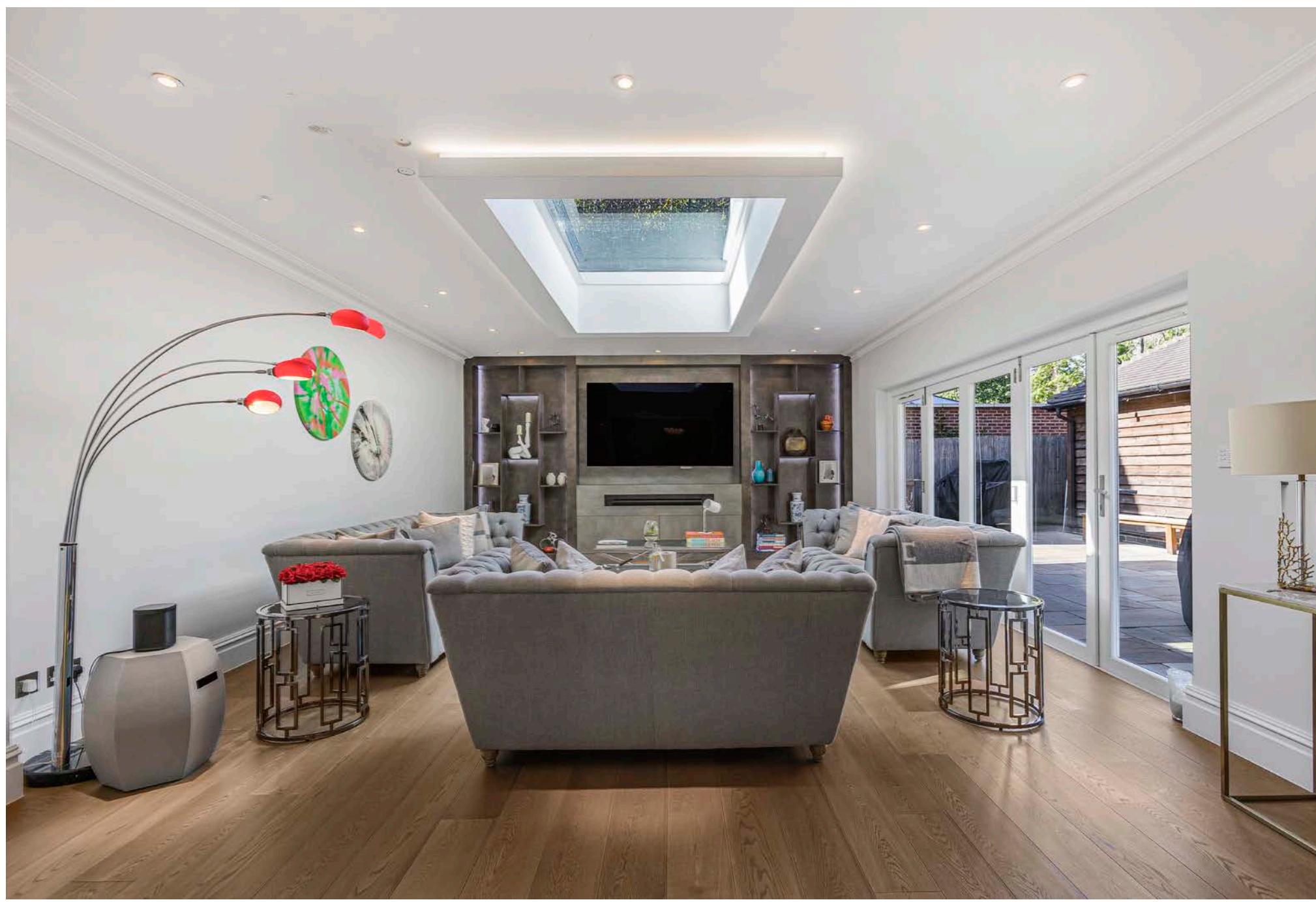




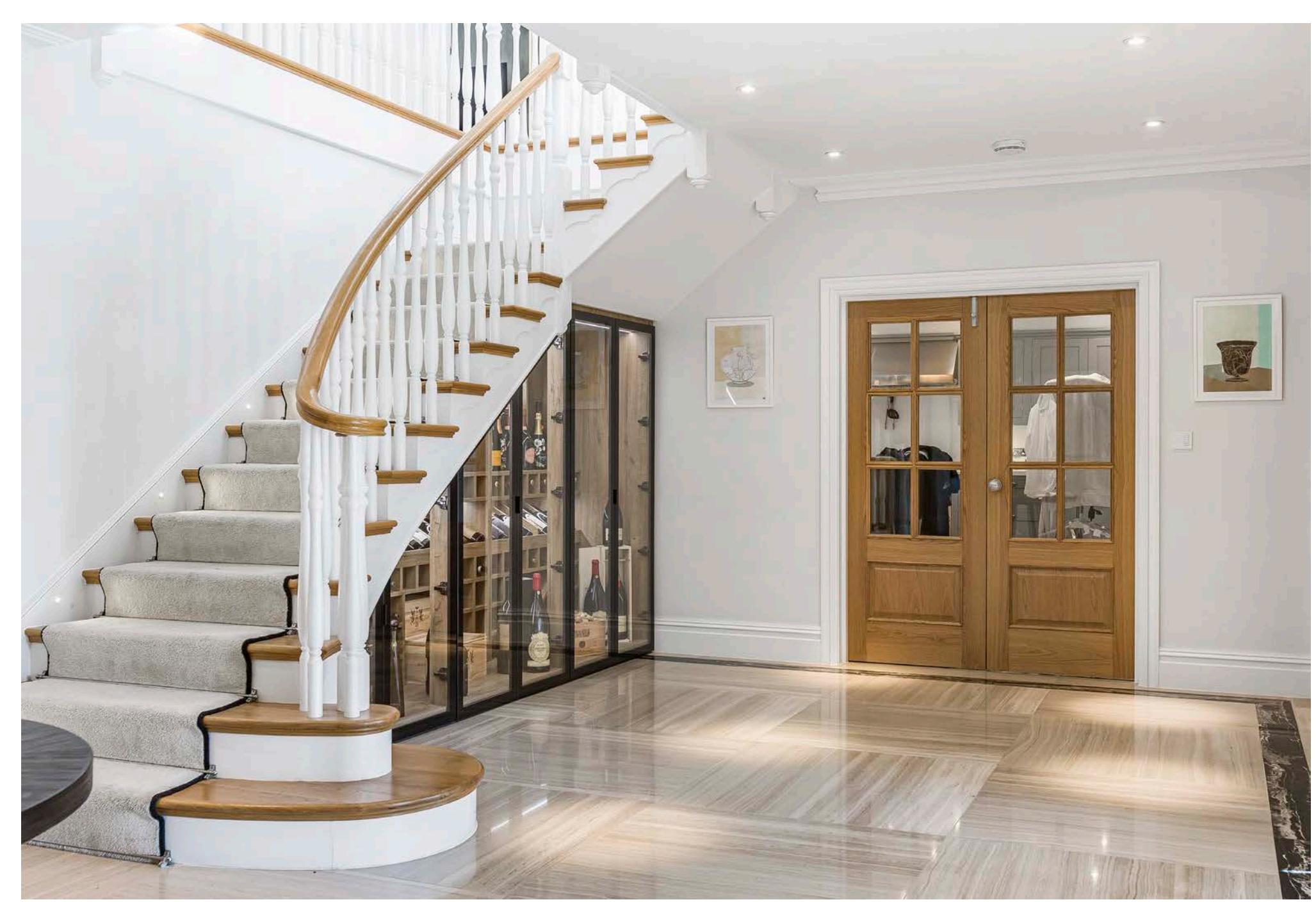












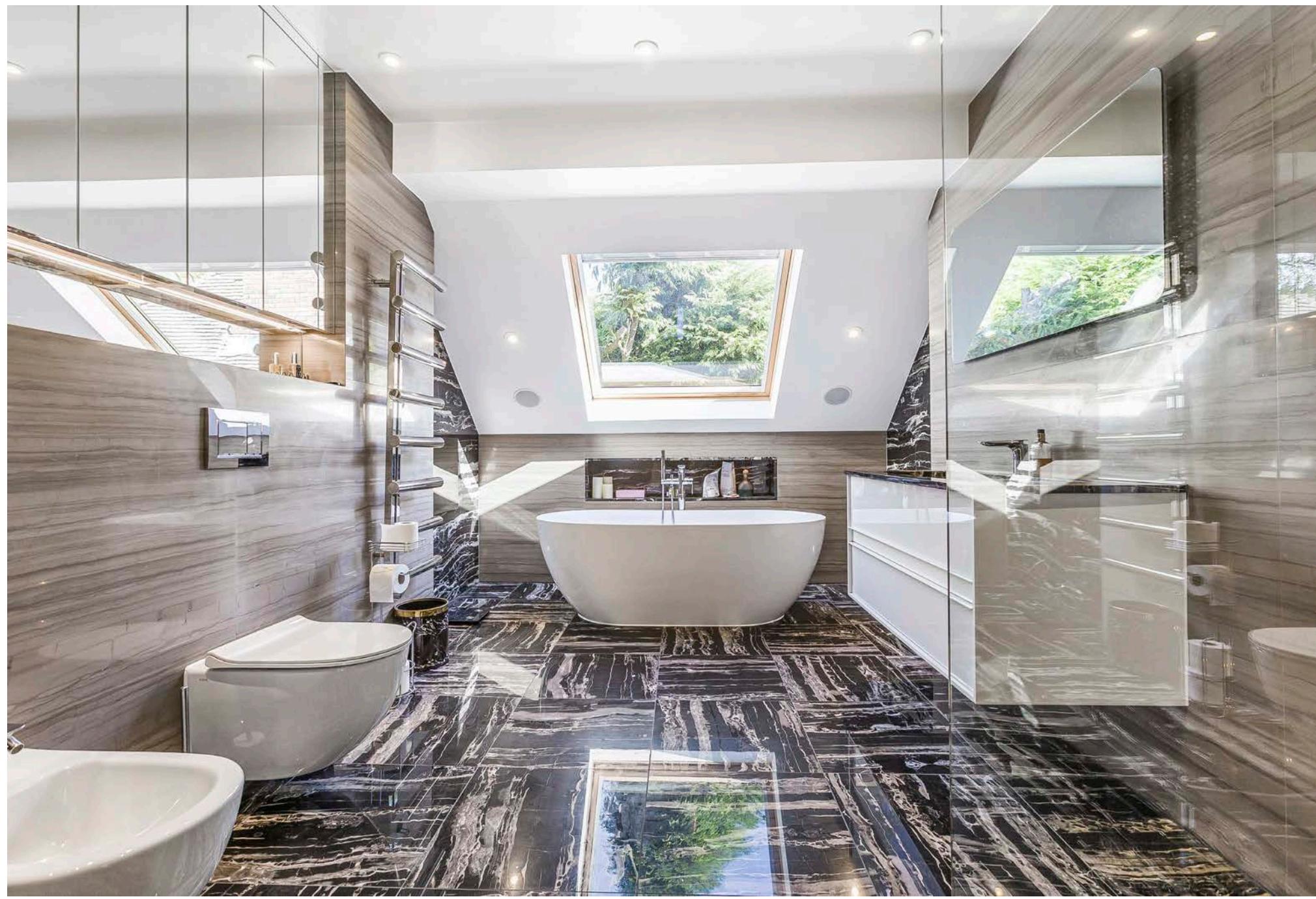


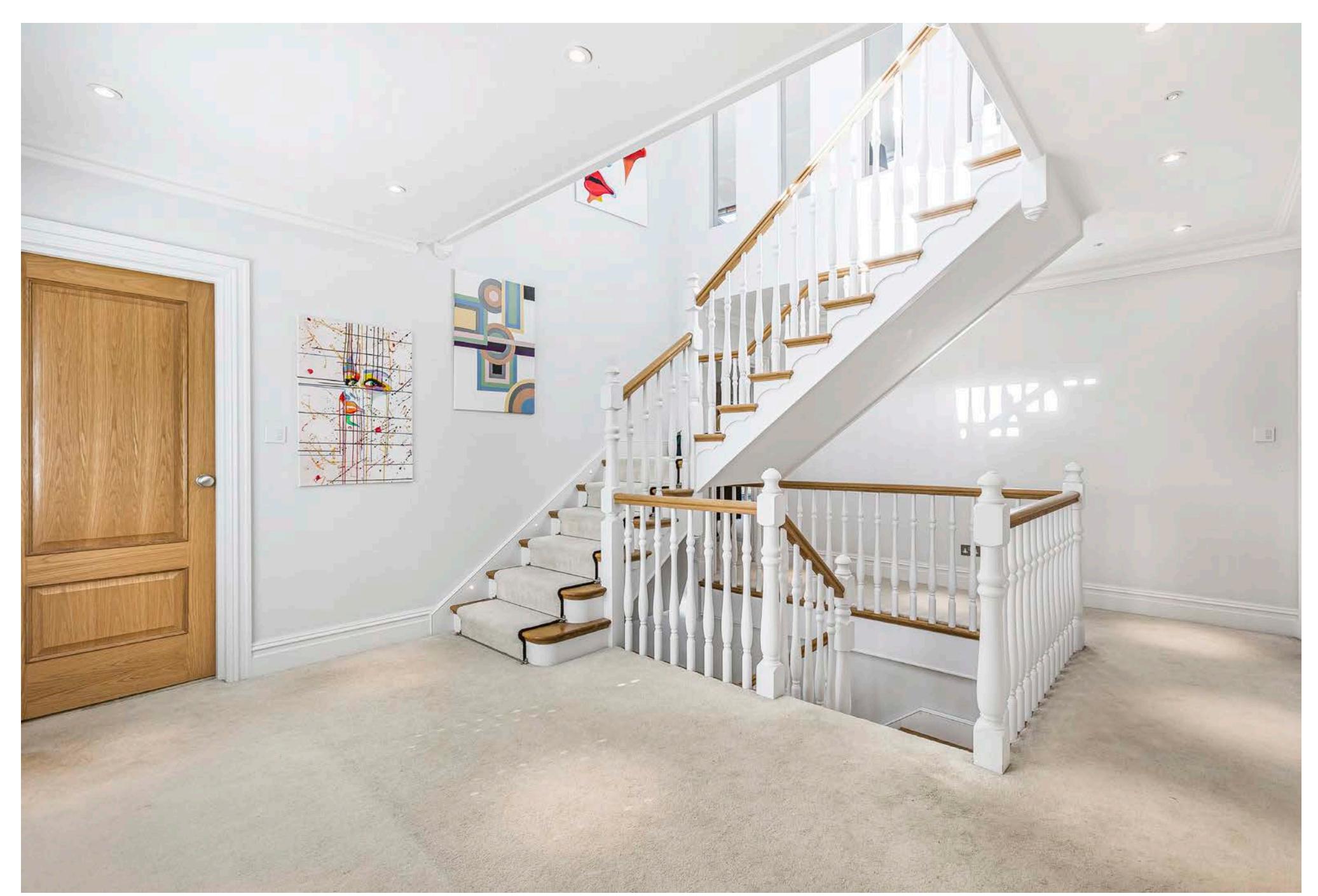






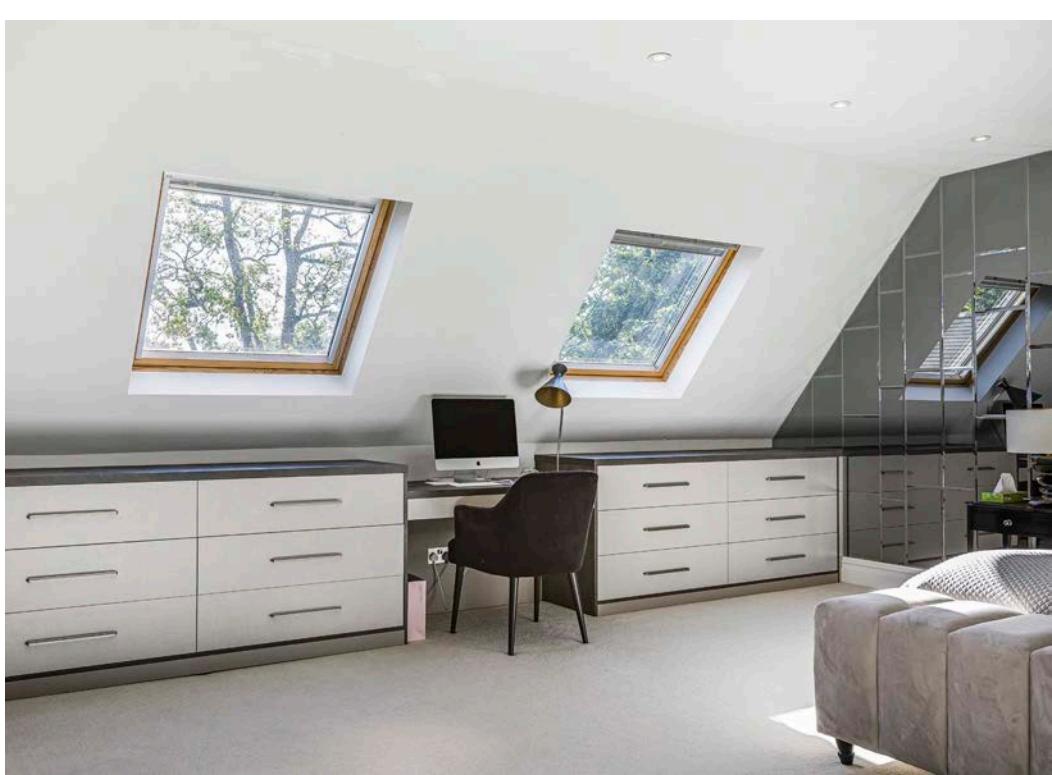






















The Clarence, Kentish Lane, Brookmans Park, Hatfield

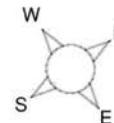
Approximate Gross Internal Area

Main House = 5016 Sq Ft/467 Sq M

Annexe = 491 Sq Ft/46 Sq M

Plant Room = 86 Sq Ft/8 Sq M

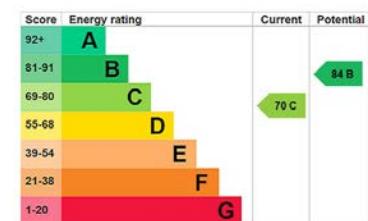
Total = 5593 Sq Ft/521 Sq M



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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