



Kentish Lane  
Brookmans Park, Herts.

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.

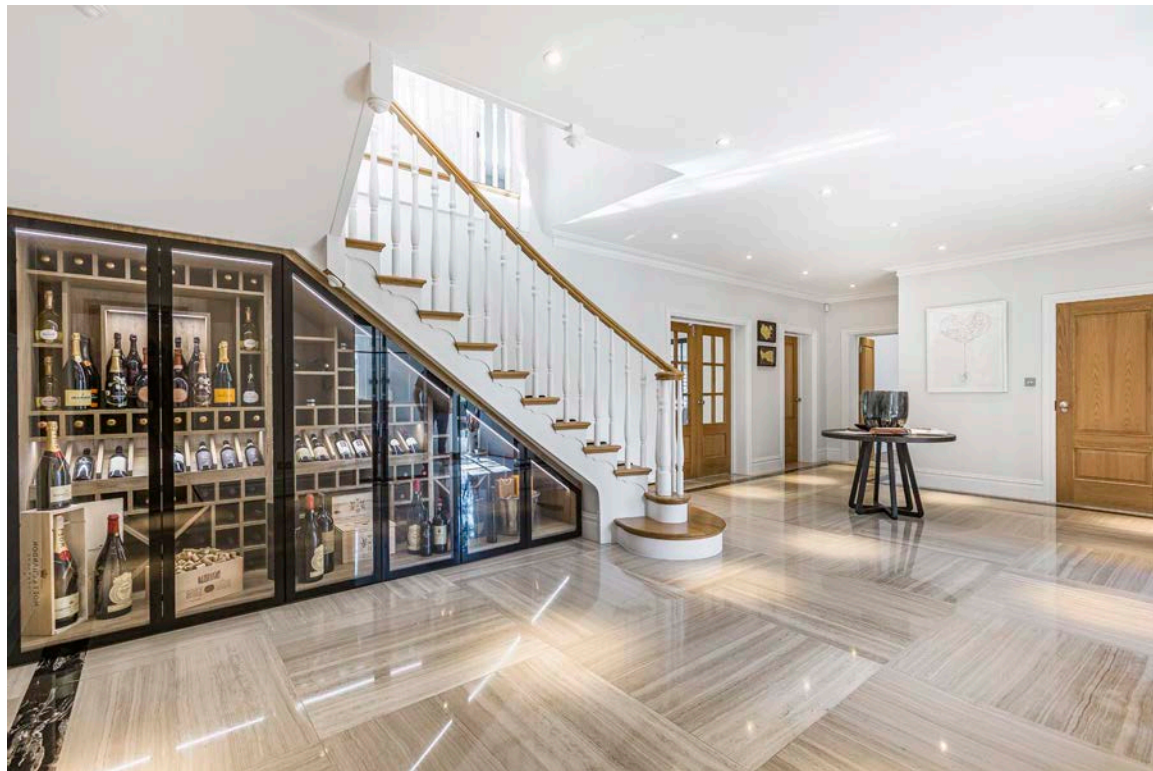
The house is set back from the road behind electronic security gates. The rear garden is approximately 500ft x 100ft. To the front there is off street parking for numerous cars.

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













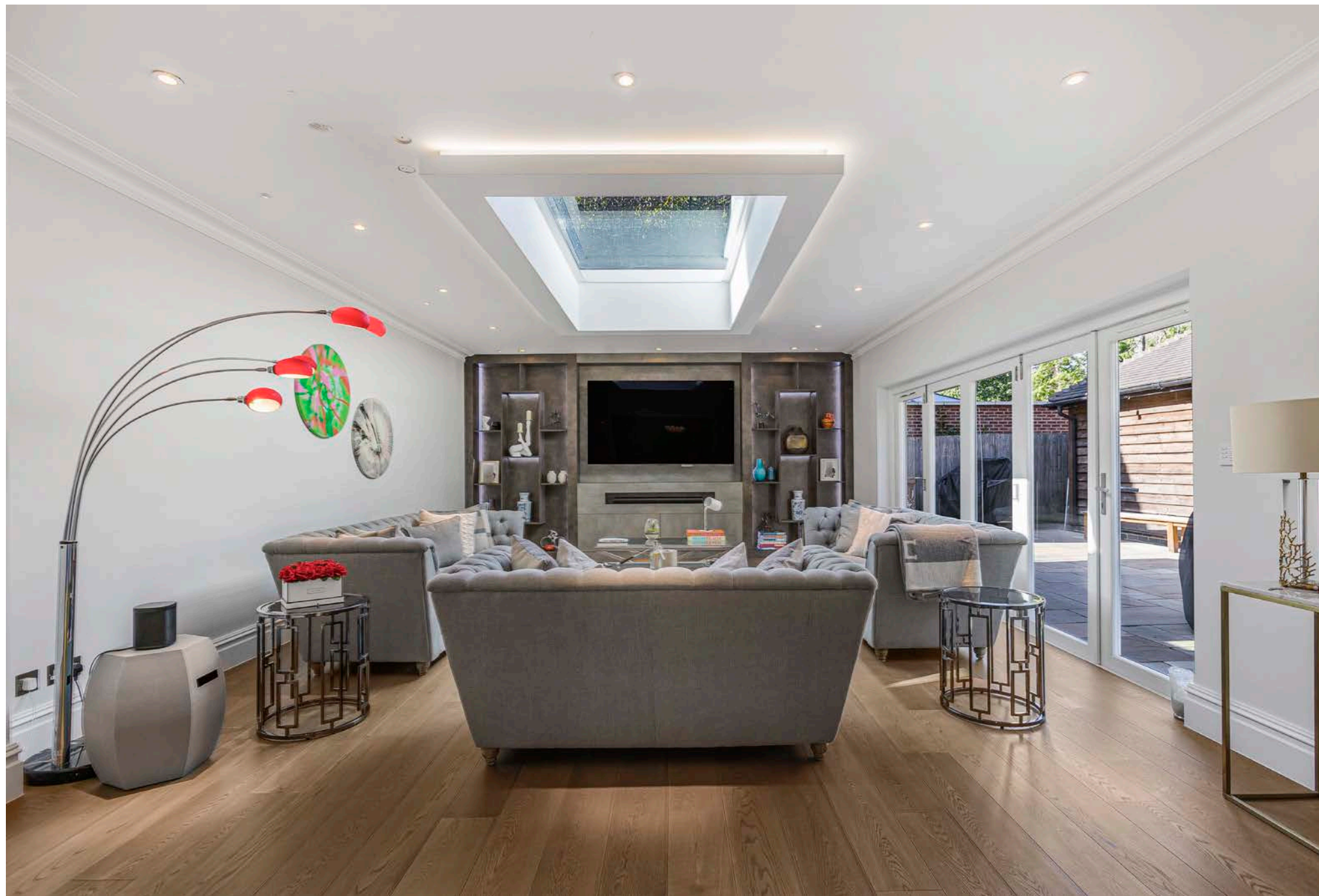


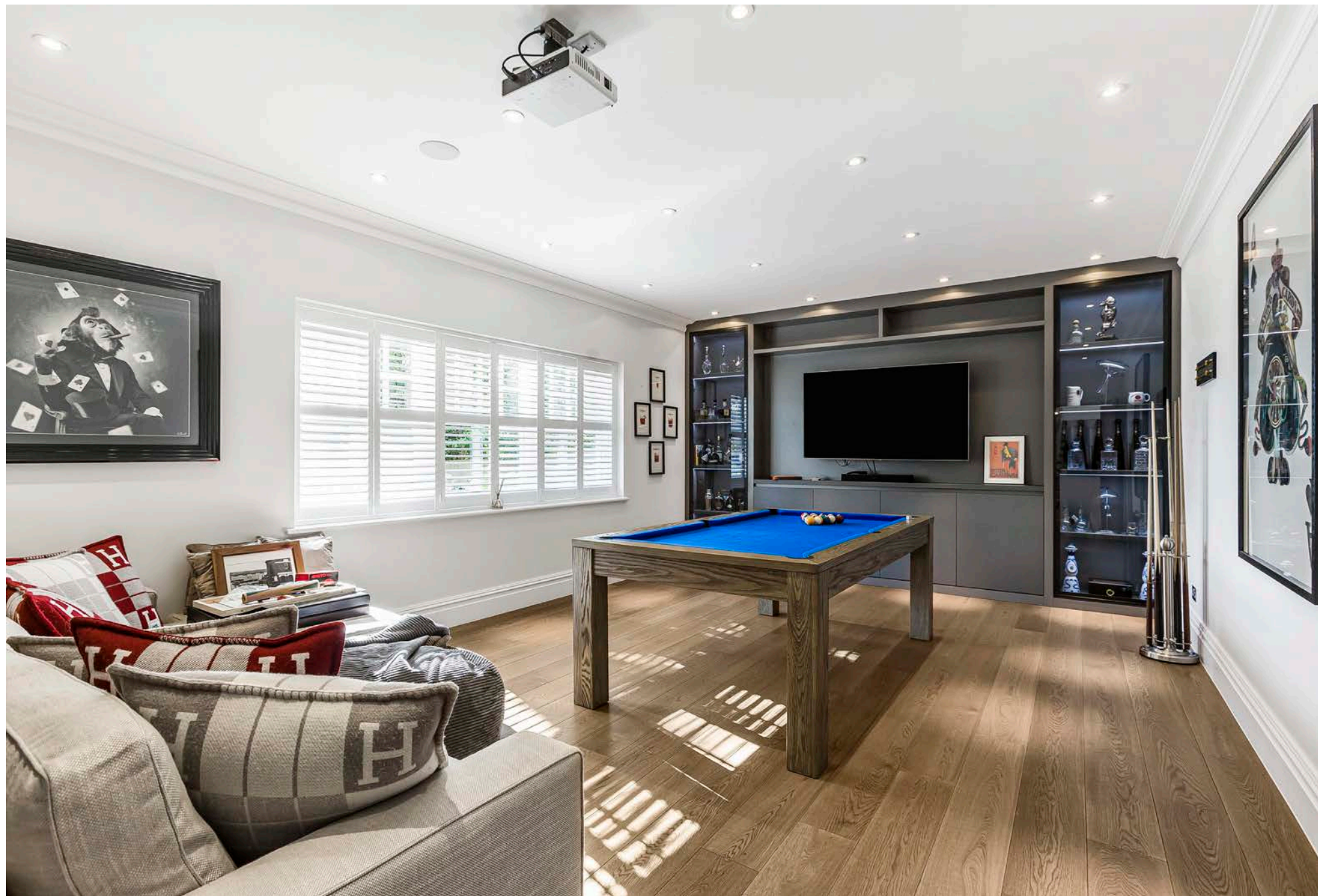


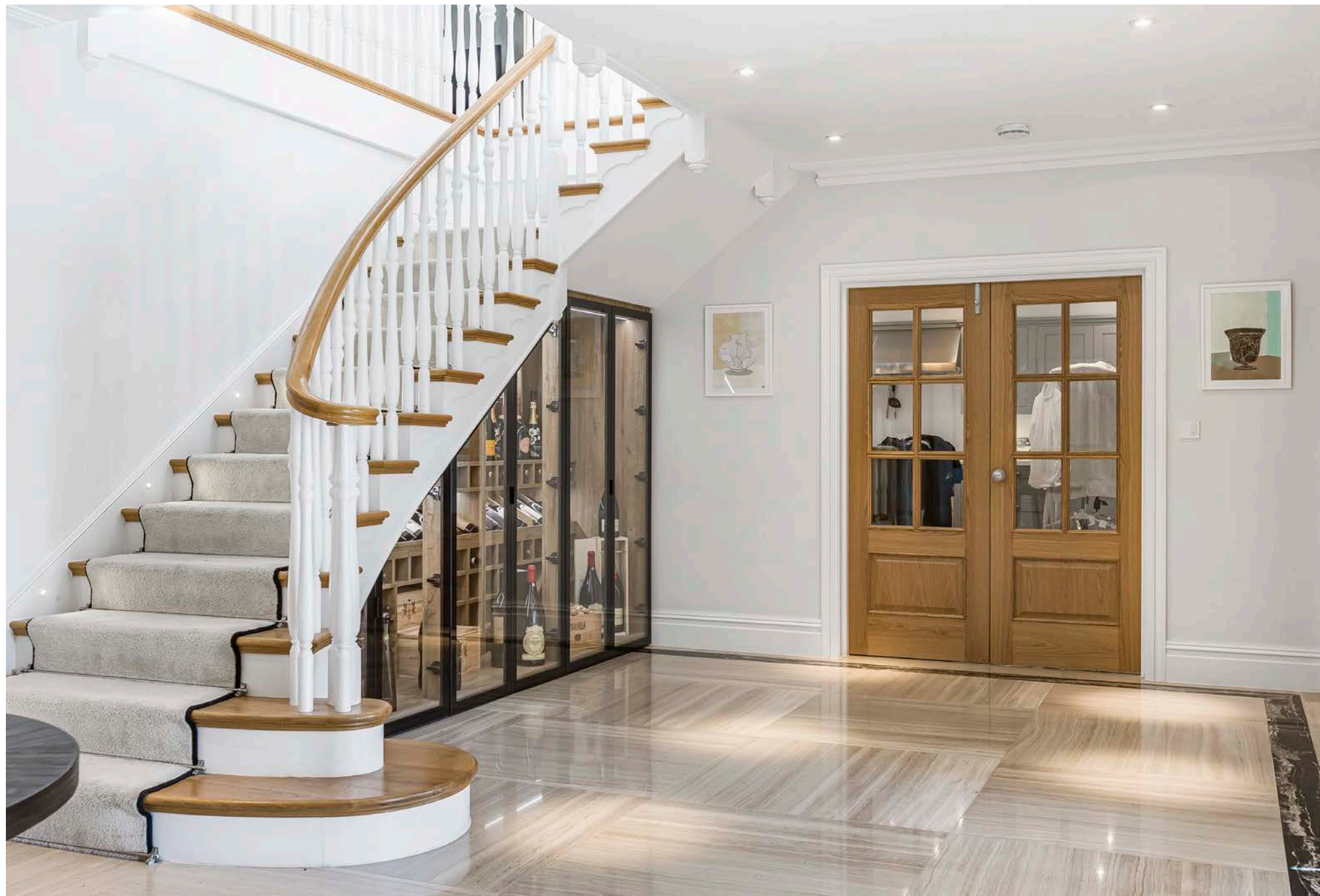












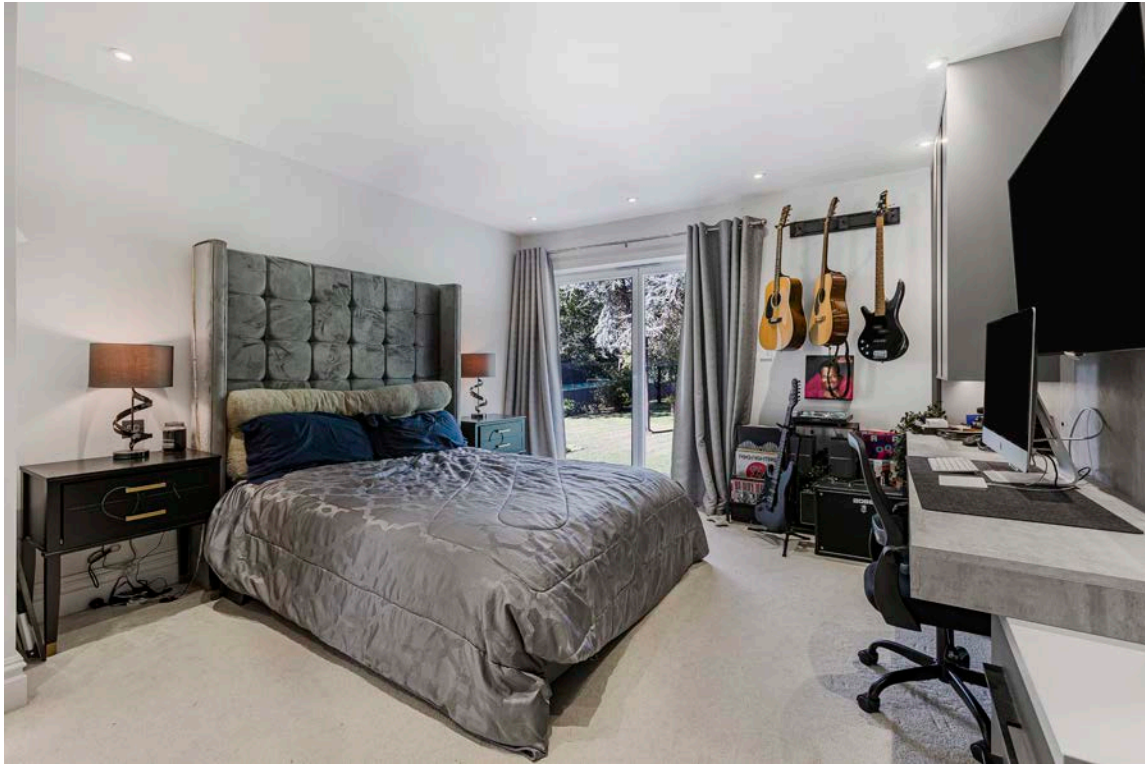




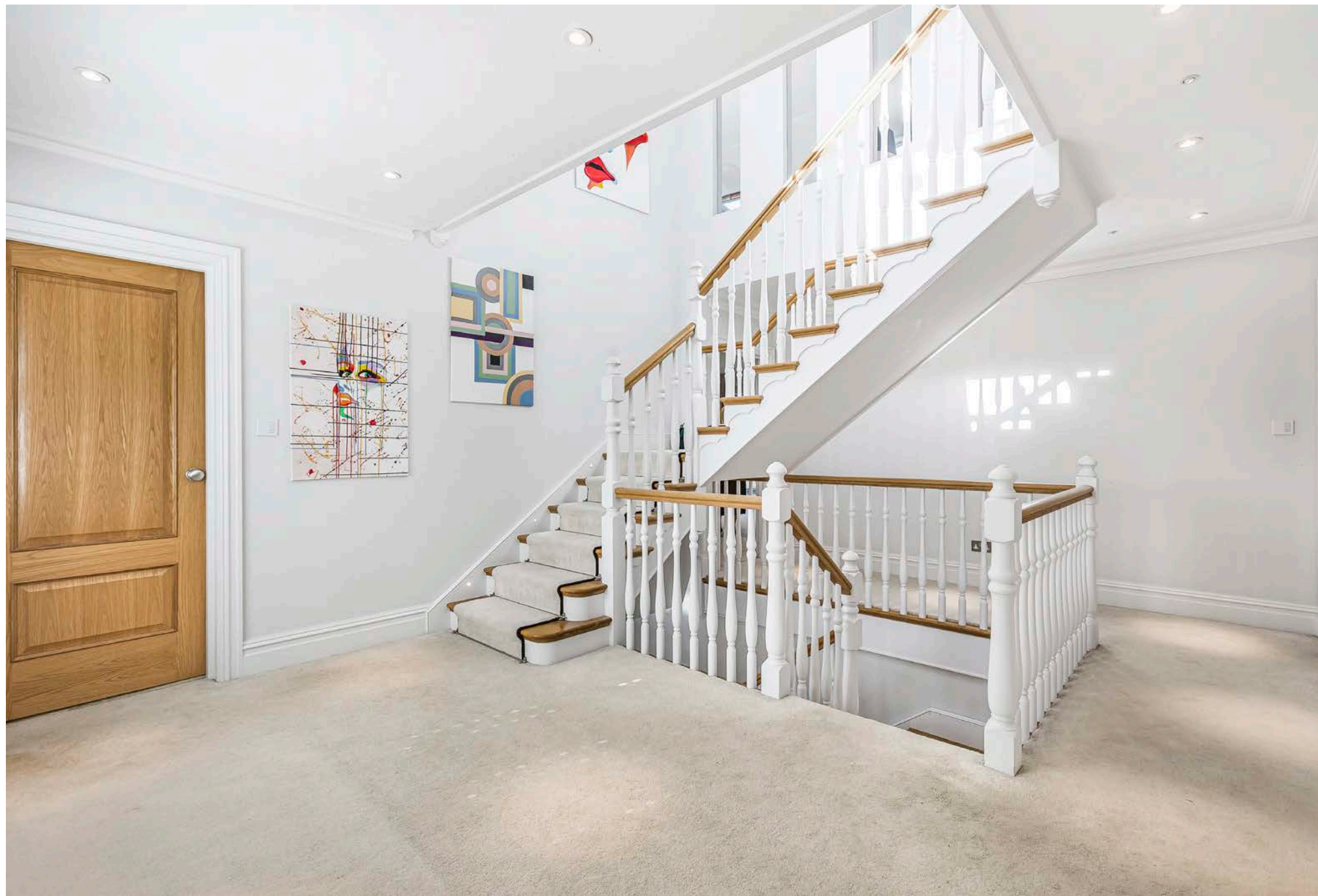






























**The Clarence, Kentish Lane, Brookmans Park, Hatfield**

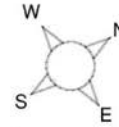
**Approximate Gross Internal Area**

**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**



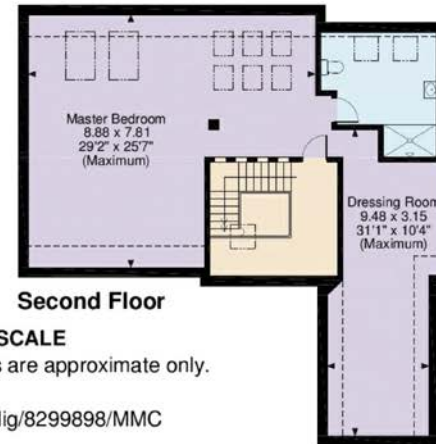
**Ground Floor**



**First Floor**



**Annexe**



**Second Floor**

**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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**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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