

Green Close

Brookmans Park, Hertfordshire, AL9 7ST

£450 Per week Freehold

STATONS

Tel: 0208 441 9796

Email: lettings@statons.com

Bedrooms 3 | Bathrooms 3 | Receptions 1





25 Green Close
Brookmans Park, Hertfordshire
AL9 7ST



A beautifully presented three bedroom family home set within an exclusive new development. The property is arranged over three floors and comprises: on the ground floor, living room, kitchen/diner, utility room and guest cloakroom. On the first and second floors are the three double bedrooms all with the benefit of having their own en-suite bathroom or shower room with the master also having a dressing area. Externally the property benefits from south facing patio garden with outdoor tap, off street parking to the front and garage en-bloc. The property has been finished to a high standard and specification with 9 year NHBC certificate.

Features include: * bespoke kitchen * Real Wooden Lime Oak Flooring to Ground Floor * Hansgrohe sanitary fittings throughout * Upgraded wool carpet throughout 1st & 2nd floor * Underfloor heating to ground and 1st floor - all rooms thermostatically controlled * Hammonds fitted units in loft room * Upgraded LED lights under cabinets in kitchen * Fitted wooden shutters on ground front and loft room * Neff appliances.

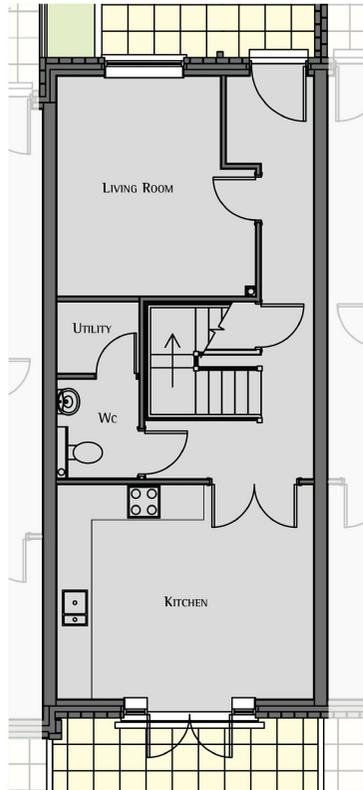
Situated in the heart of Brookmans Park Village the location is excellent for the main line train station (into Moorgate) the restaurants and shops. For recreational, the Golf and Tennis Clubs are located within Brookmans Park and for scenic walks there is Gobions open space with licensed fishing.

Local schools include, Brookmans Park Primary, Chancellors secondary and Queenswood Girls school and many more in neighbouring Potters Bar.

For more [houses for sale in Brookmans Park](#) please call our Brookmans Park team 01707 661144.

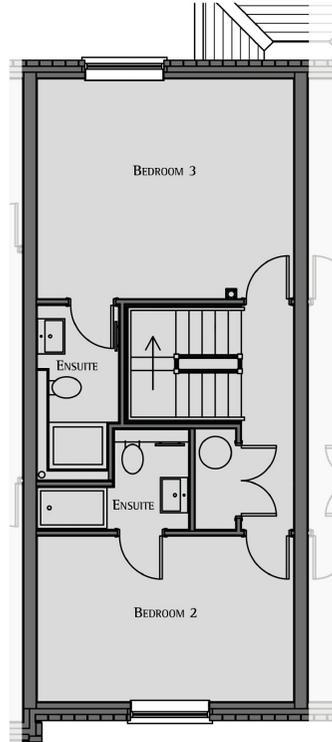


LIVING ROOM	3.75m x 3.43m	12'3" x 11'3"
KITCHEN	4.41m x 3.66m	14'5" x 12'



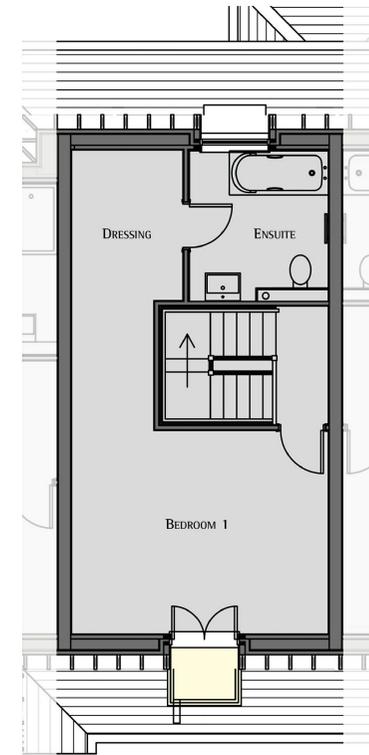
GROUND FLOOR

BEDROOM 2	4.41m x 2.83m	14'5" x 9'3"
ENSUITE	2.60m x 1.70m	8'5" x 5'7"
BEDROOM 3	4.41m x 3.75m	14'5" x 12'4"
ENSUITE	2.79m x 1.40m	9'2" x 4'7"

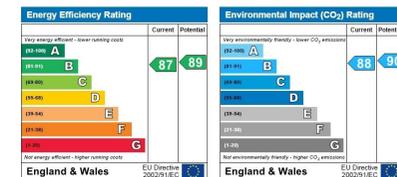


FIRST FLOOR

BEDROOM 1	4.41m x 3.47m	14'5" x 11'5"
DRESSING	2.56m x 1.92m	8'4" x 6'3"
ENSUITE	2.39m x 2.33m	7'10" x 7'8"



SECOND FLOOR



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.

BARNET

1-2 Hadley Parade
High Street
Barnet, Herts
EN5 5SX
Tel: 020 8449 3383
Fax: 020 8441 7676
barnet@statons.com

RADLETT

50 Watling Street
Radlett
Herts
WD7 7NN
Tel: 01923 604 321
Fax: 01923 859 182
radlett@statons.com

NEW HOMES SHOWCASE

204 High Street
Hadley Green
Barnet, Herts
EN5 5SX
Tel: 020 8441 9555
Fax: 020 8441 7976
newhomes@statons.com

HADLEY WOOD

10 Crescent West
Hadley Wood
Herts
EN4 0EJ
Tel: 020 8440 9797
Fax: 020 8440 8282
hadley@statons.com

TOTTERIDGE

28 - 30 Totteridge Lane
Totteridge
London
N20 9QJ
Tel: 020 8445 3694
Fax: 020 8445 3217
totteridge@statons.com

BROOKMANS PARK

53 Bradmore Green
Brookmans Park
Herts
AL9 7QS
Tel: 01707 661144
Fax: 01707 644111
brookmans@statons.com