

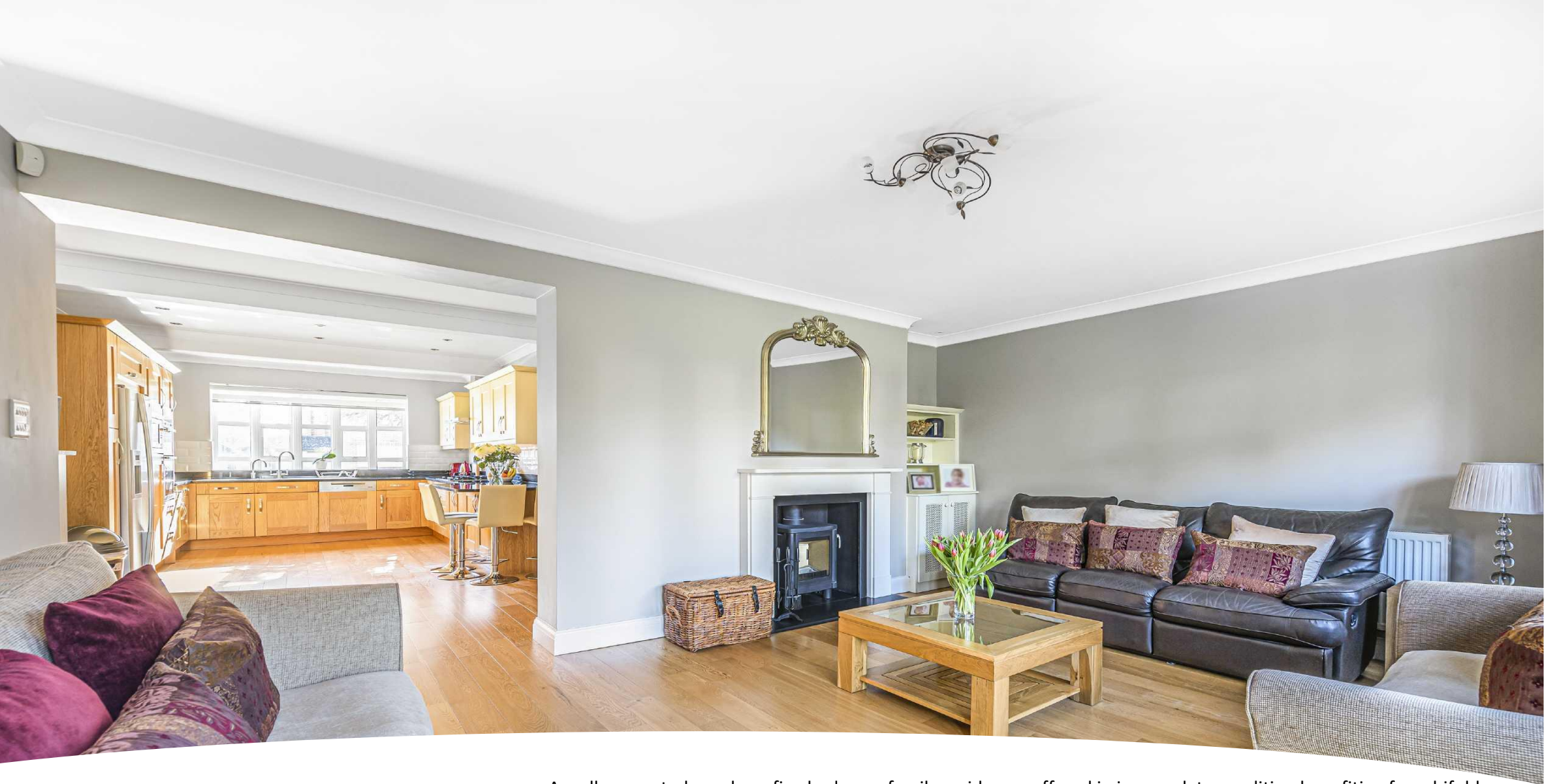
**STATONS**



**Calder Avenue**

**Brookmans Park**





Calder Avenue  
Brookmans Park  
Hertfordshire  
AL9 7AH

A well-presented, modern, five bedroom family residence, offered in immaculate condition benefiting from bifold doors leading to the garden, underfloor heating in the bathrooms, a wood burner. and situated in the heart of Brookmans Park, in a private road, within easy reach of the local shops and Brookmans Park Main Line Station.  
Council Tax Band G  
6 weeks rent deposit



















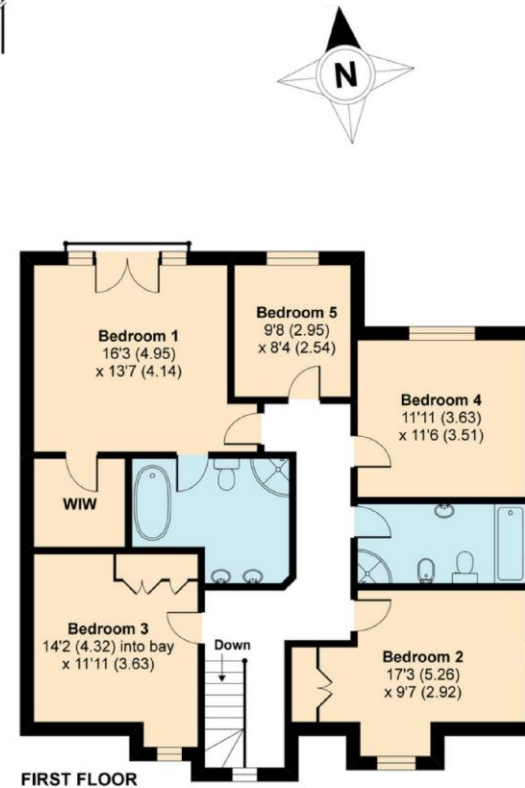
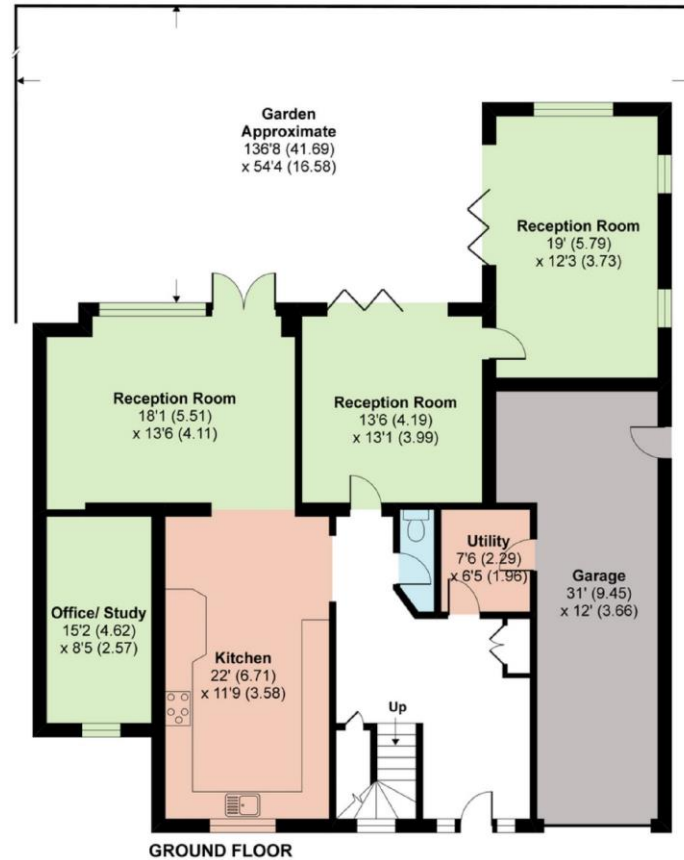




# Calder Avenue, Brookmans Park, Hatfield, AL9

Approximate Area = 2929 sq ft / 272.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	77
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©n/checom 2021. Produced for Statons. REF: 695799

**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.



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