



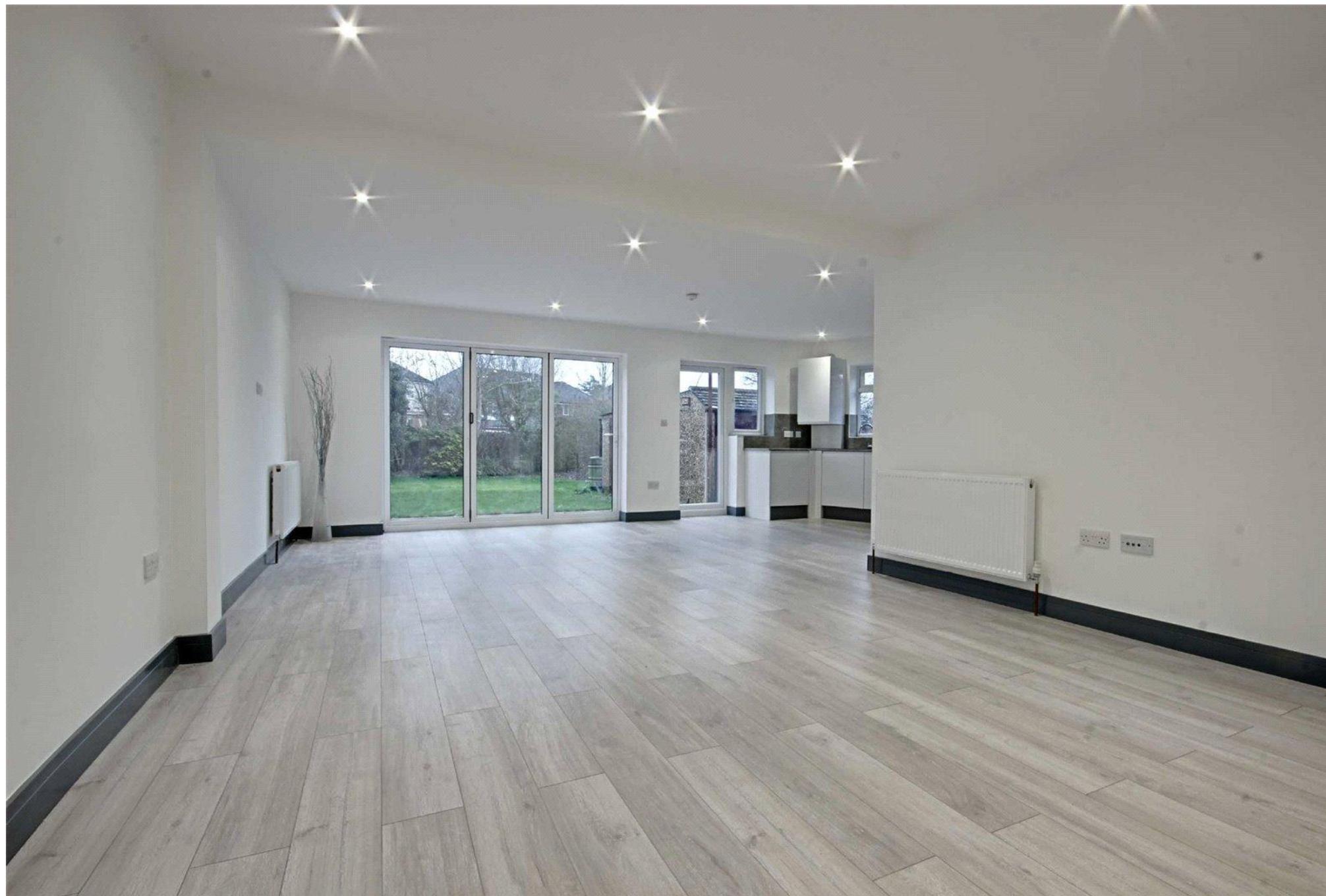
Oaklands Avenue  
Brookmans Park AL9



# Oaklands Avenue Brookmans Park AL9

❖ For sale is this recently refurbished four bedroom semi-detached bungalow ideally located within walking distance to Brookmans Park Village Green shops and Rail Station. The property accommodates open plan living with fully fitted kitchen with integrated appliances and benefiting from bi-folding doors leading into a private rear garden. four bedrooms and a family bathroom. There is also a garage which is approached via a shared driveway. And a lawned front garden

❖ Oakland Avenue is a popular location and is approximately 0.2 miles to the village green which provides an array of local shops, eateries, and mainline train station with direct access into London's Kings Cross and Moorgate (approximately 39 minutes) while the M25 and A1(M) are a short drive away. Also nearby is Gobions Open Space and Northaw Great Woods offering picturesque walks and countryside. Brookmans Park Primary and Chancellors senior school are located in the village and are highly regarded.











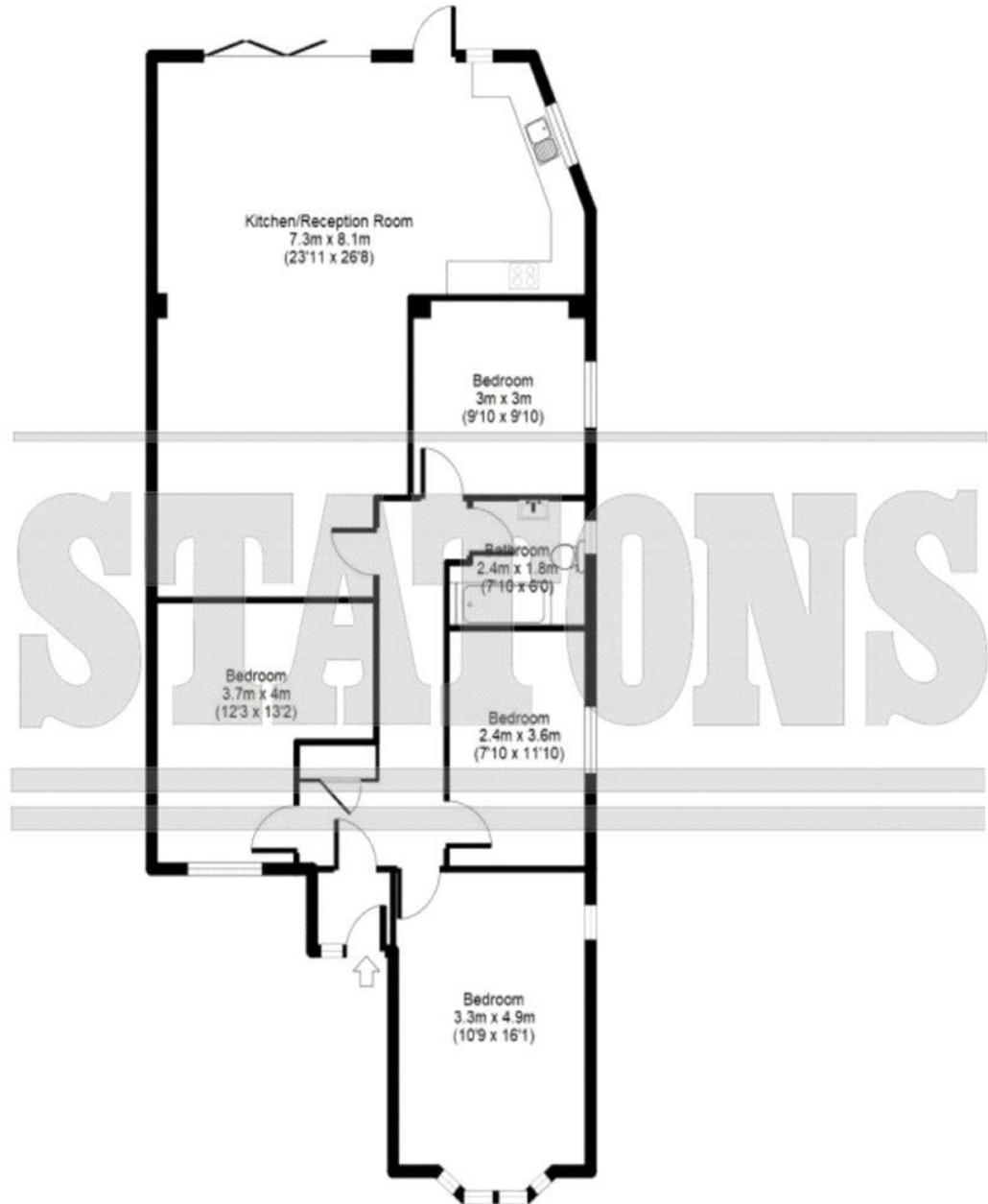


**Local Authority:**  
 Welwyn & Hatfield  
**Council Tax Band:** E  
 FREEHOLD

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>85</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>68</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



**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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