



GREAT NORTH ROAD
BROOKMANS PARK

59 Great North Road

Brookmans Park, Herts, AL9 6PR

This truly stunning five bedroom detached residence offers circa 3100ft of luxurious accommodation. This fabulous contemporary home has been finished to an exacting degree, with underfloor heating, a fully integrated Italian designer kitchen, with doors opening up to the garden, making the home an ideal space for indoor-outdoor living.

The ground floor offers an open plan zonal living area, utility room, office, and living room providing an optimal space for entertaining.

The upstairs comprises of five spacious bedrooms, with two accompanying en-suite bathrooms.

Sitting on a fabulous plot with a westerly facing rear garden that is approx. 130' in length which maintains a private feel. The frontage provides off street parking for several cars and allows access to the garage.

Great North Road is approximately 1.1 miles from the village centre, which offers a plentiful range of shops, restaurants and a mainline railway station offering direct access into the City of London. The location of the home also provides easy access to the M25 and A1(M).

Local Authority: Welwyn & Hatfield

Tax Band: G

Tenure: Freehold

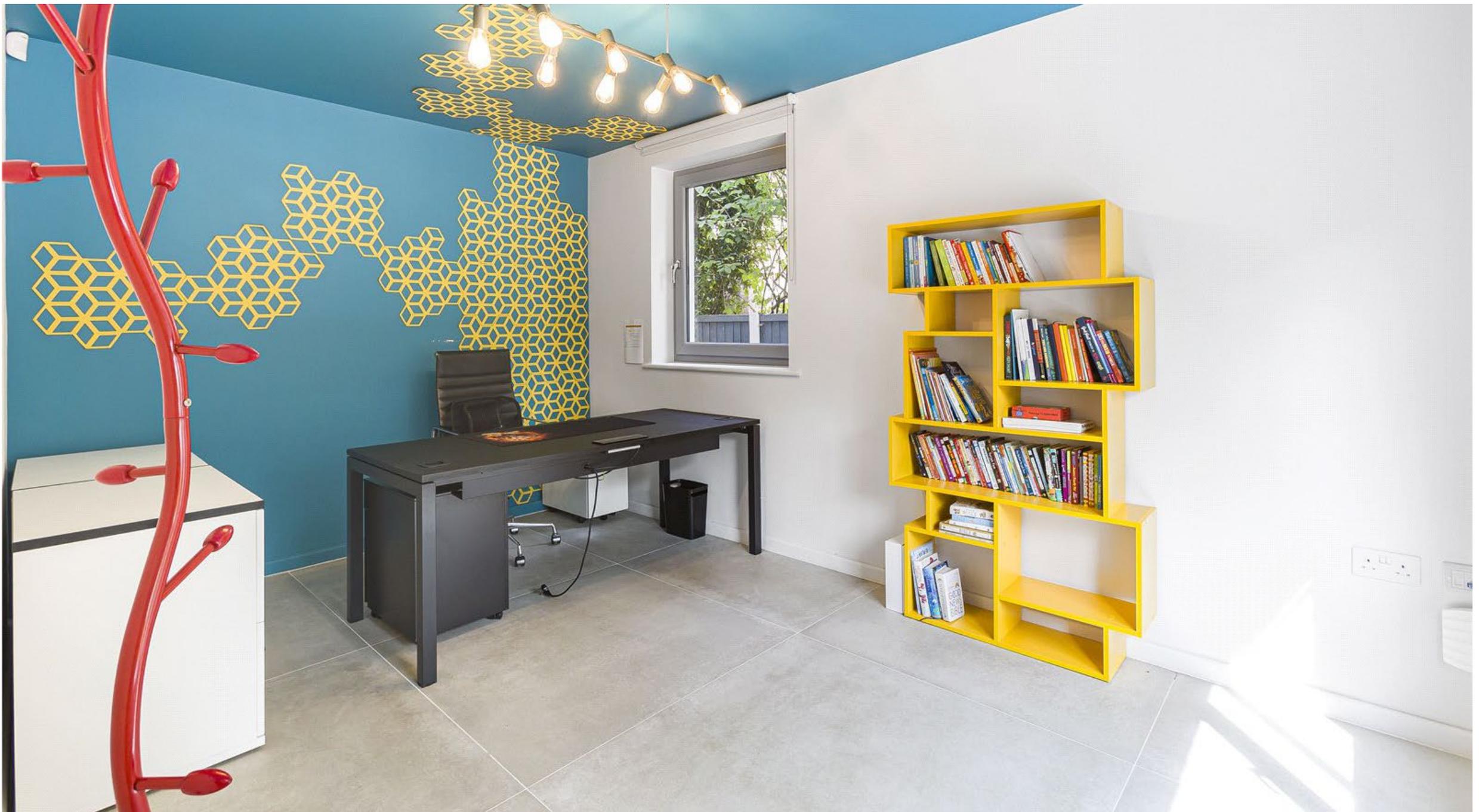




















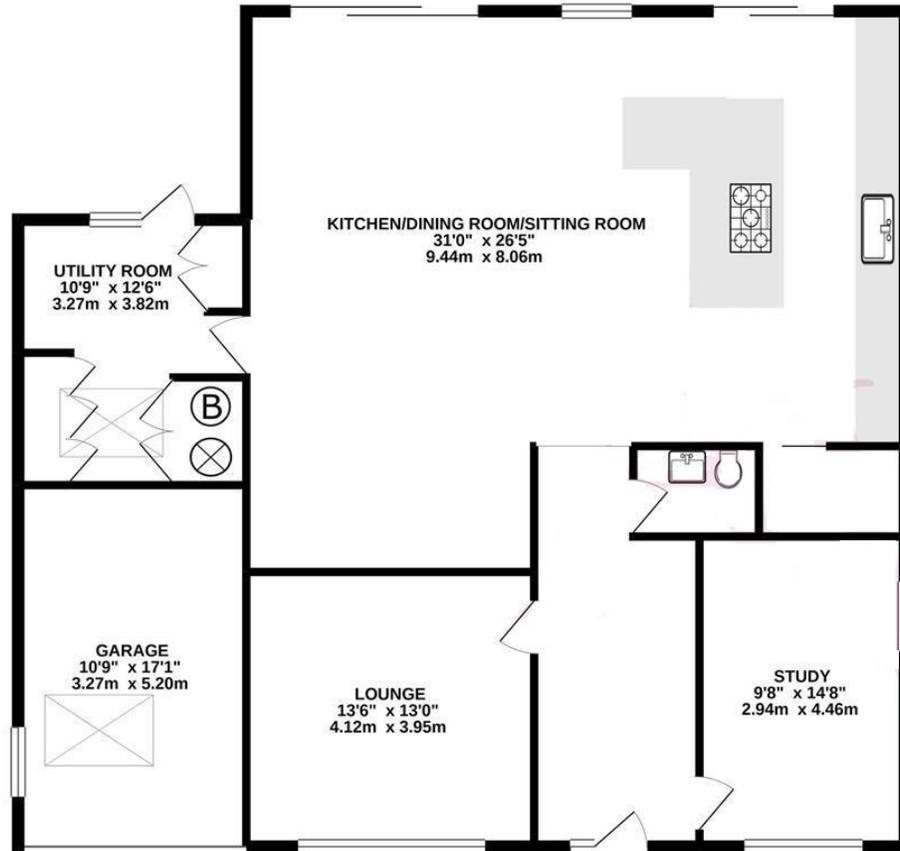




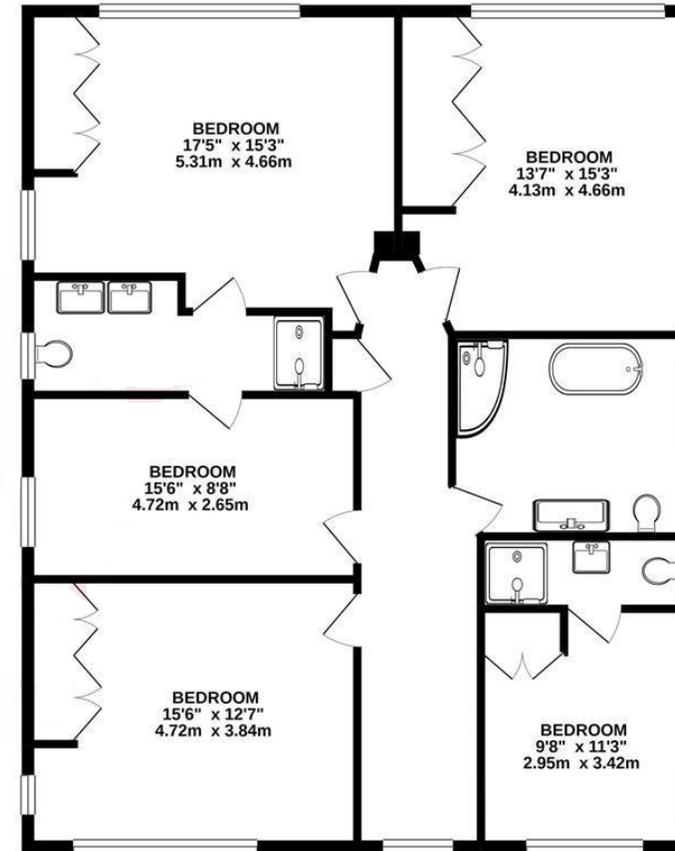




GROUND FLOOR
1659 sq.ft. (154.1 sq.m.) approx.



1ST FLOOR
1340 sq.ft. (124.5 sq.m.) approx.



TOTAL FLOOR AREA : 3100sq.ft. (288.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	74	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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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