



GEORGES WOOD ROAD

BROOKMANS PARK

45a Georges Wood Road Brookmans Park, Herts, AL9 7BX

This spacious detached residence is located on one of Brookmans Park most sought after roads, boasts circa 3183 sq ft of luxurious modern accommodation.

To the ground floor there is a large reception hallway, spectacular 31' kitchen/family room, two reception rooms, office, utility and guest cloakroom. On the first floor there are four bedrooms with two benefitting from dressing areas and en suite facilities. There is also a family bathroom with sauna.

The lovely rear garden has a paved seating area ideal for outdoor entertaining with the remainder being laid mainly to lawn. The frontage provides off street parking for several cars and allows access to the garage.

Conveniently situated within easy access of Brookmans Park's village shops, catering for day to day needs, the mainline rail station serving London's Moorgate and Kings Cross Stations (approximately 37 minutes) via Finsbury Park and an excellent selection of local schooling.

Local Authority: Welwyn & Hatfield

Tax Band: G

Tenure: Freehold























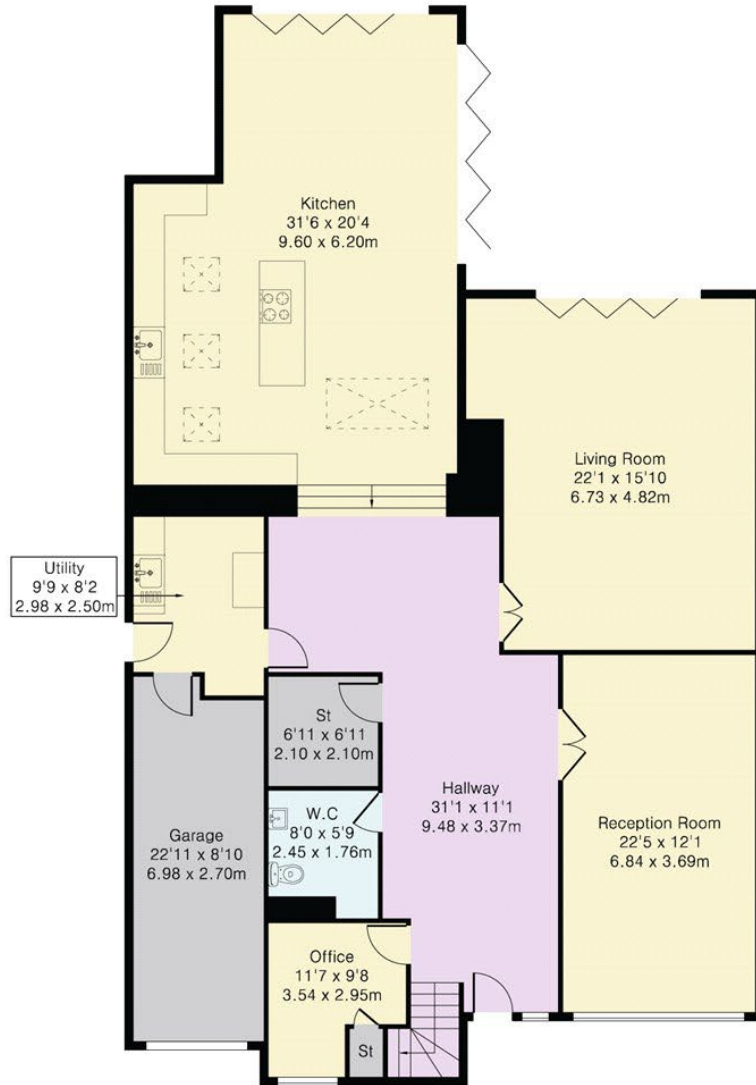




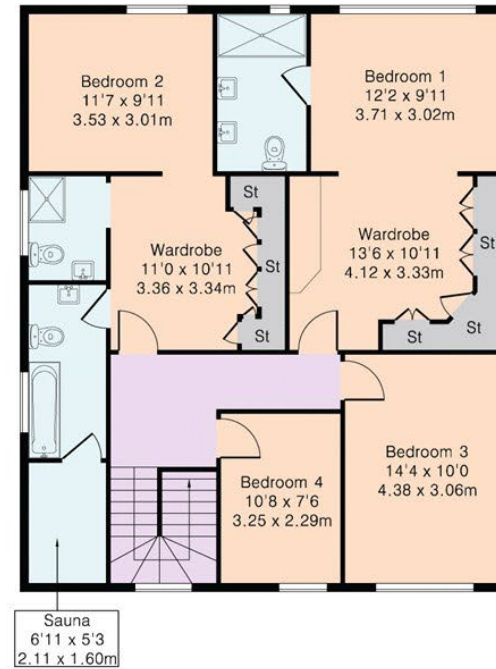




Approximate Gross Internal Area 3183 sq ft – 296 sq m
 Ground Floor Area 2115 sq ft – 196 sq m
 First Floor Area 1068 sq ft – 99 sq m



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	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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