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**Mymms
Drive
Brookmans
Park**

**STATONS
BROOKMANS
PARK
T: 01707 661144**

Mymms Drive, Brookmans Park AL9 7AF

This wonderful detached residence offers circa 2695 sq ft of accommodation and offers great scope to extend (SSTP). Situated on a generous size plot on one of Brookmans Park most desirable locations with large frontage and a lovely south facing garden that is approx. 120'.

To the ground floor accommodation comprises of reception hallway, four reception rooms, kitchen, utility room and guest cloakroom. On the first floor there are four double bedrooms, two of which have en suite facilities and a family bathroom. The fabulous south facing rear garden is approx. 120ft backing onto Gobians with paved patio, feature pond with the remainder laid mainly to lawn. The frontage provides off street parking for several cars and allows access to the double garage.

The location is perfect for both country village life and easy commuting. It is in close proximity of the village shops, fantastic schools and station with direct rail links into London Kings Cross and Moorgate Stations (approximately 37 minutes). The M25 and A1(M) are a short drive away.





















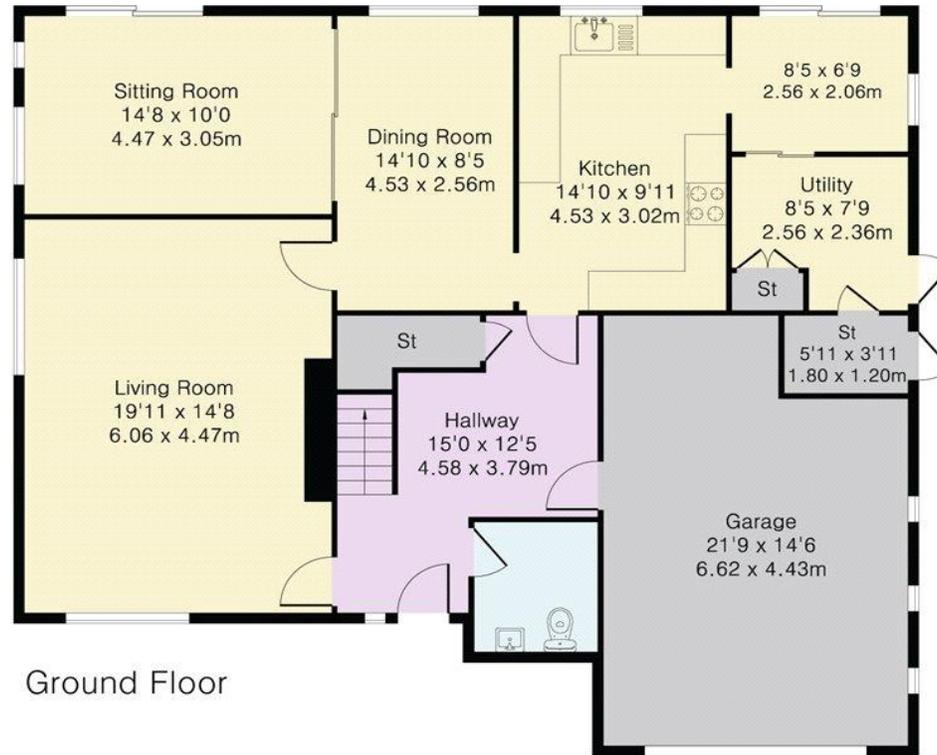


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

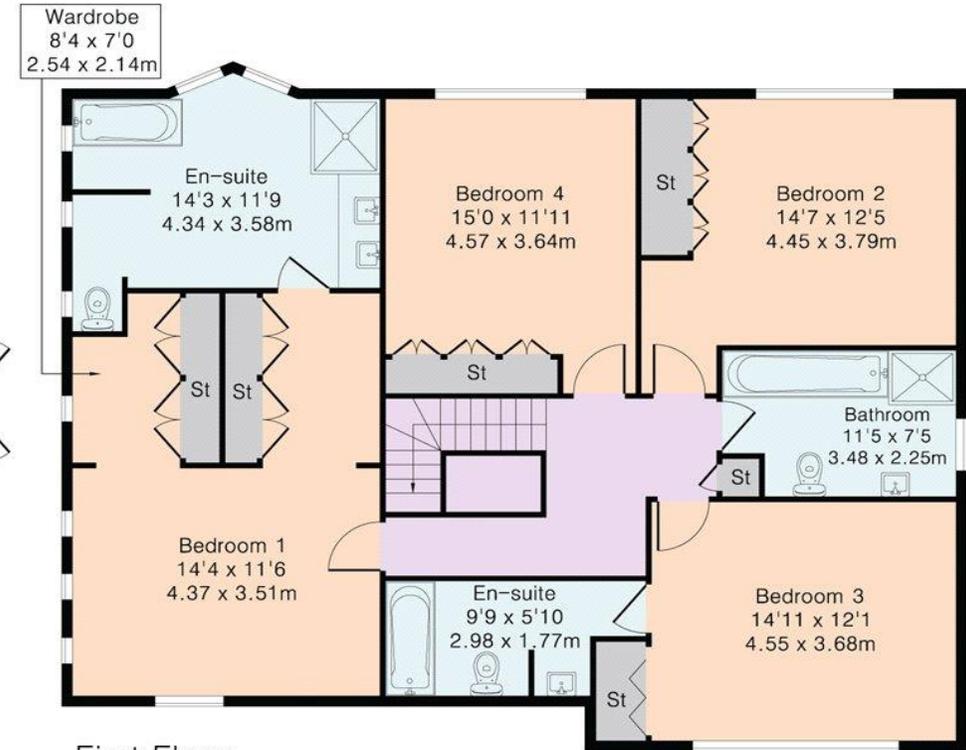
Local Authority:
Welwyn & Hatfield
 Council tax band **G**
FREEHOLD

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.

Approximate Gross Internal Area 2695 sq ft – 250 sq m
 Ground Floor Area 1381 sq ft – 128 sq m
 First Floor Area 1314 sq ft – 122 sq m



Ground Floor



First Floor



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