



The Grove

Brookmans Park, Hertfordshire, AL9 7RL

The Grove, Brookmans Park

NO ONWARD CHAIN.

This fabulous four bedroom detached residence arranged over three floors offers circa 3743 sq ft of luxurious accommodation.









ACCOMMODATION SUMMARY

- * Entrance Hallway * Guest Cloakroom * Living Room * Kitchen / Dining / Family Room
- * Utility Room * Office * Study / Play Room
- * 2 Bedroom Suites with en-suite and dressing areas * 2 further Bedrooms * 2 further Bathrooms
- * Landscaped Garden * OSP to front of property





The Grove is a very sought after and quiet location running between Mymms Drive and Moffats Lane. The village of Brookmans Park hosts a variety of shops and restaurants with a popular gastro pub in the heart of the village. The mainline station provides a direct rail link to London Moorgate via Finsbury Park and Highbury & Islington. There are several excellent schools in the local area including Stormont, Lochinver House, Queenswood and Dame Alice Owen's.

NO ONWARD CHAIN. This fabulous four bedroom detached residence arranged over three floors offers circa 3743 sq ft of luxurious accommodation. Meticulously renovated and extended this fabulous home benefits from to the ground floor spacious reception hallway, amazing 37' open plan kitchen/family room, two reception rooms, office, utility room and guest cloakroom.

On the first floor there are three double bedrooms with en-suite and dressing room to bedroom two, further en suite to bedroom three and a family bathroom. The beautiful principal bedroom with stunning dressing area and en suite spans the entire second floor.



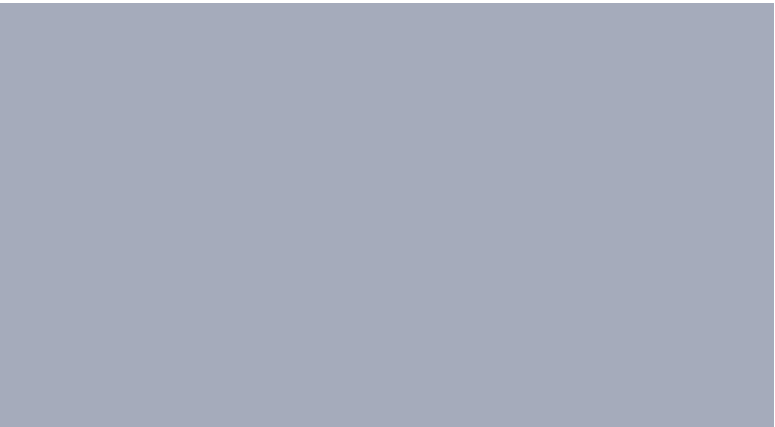




















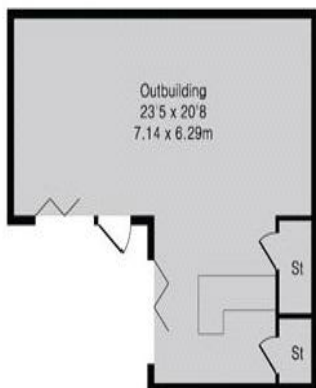
The rear garden is ideal for entertaining with wonderful seating area ideal for al fresco dining, artificial lawn and a wonderful studio. The frontage provides off street parking for several cars and allows access to the garage.



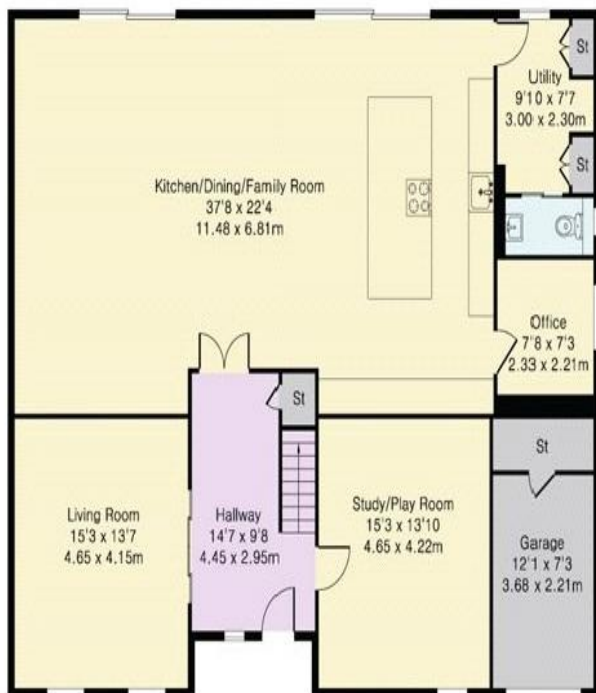
Local Authority:
Welwyn & Hatfield
Council tax band: G
Freehold

Approximate Gross Internal Area 3743 sq ft – 348 sq m
Ground Floor Area 1689 sq ft – 157 sq m
First Floor Area 1055 sq ft – 98 sq m
Second Floor Area 620 sq ft – 58 sq m
Outbuilding Area 379 sq ft – 35 sq m

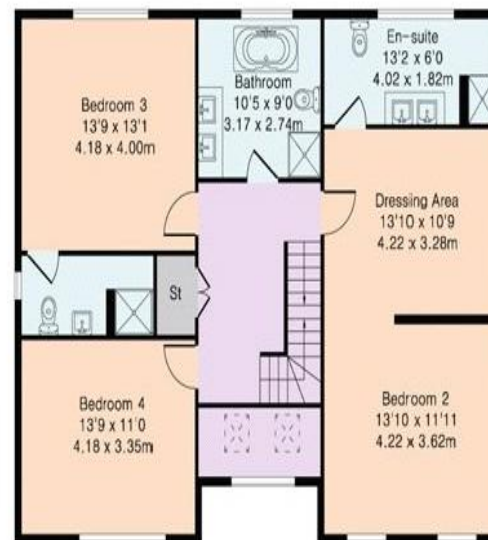
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



Outbuilding



Ground Floor



First Floor



Second Floor

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.

