

Kentish Lane

Brookmans Park



Kentish Lane
Brookmans Park
Herts
AL9 6NG

NO ONWARD CHAIN. "Cotswold" is a four bedroom detached residence situated in one of Brookmans Park's most sought after locations. Offering circa 2,346 sq ft of versatile accommodation this wonderful property boasts great potential to extend subject to planning permission.

The ground floor is comprised of a welcoming panelled reception hallway, two spacious reception rooms with feature fireplaces, kitchen and conservatory. On the first floor there are four bedrooms with the principal bedroom benefitting from bifold doors out onto a large balcony over looking the splendid rear garden and a family bathroom with separate wc. Externally the large mature rear garden offers lots of privacy. It has a paved seating area to the immediate rear, a sunken feature pond with patio area and the remainder laid mainly to lawn. The frontage provides off street parking for several cars and allows access to the double garage, utility room and wc.

Situated in the heart of Brookmans Park greenbelt the house offers superb access to the many local amenities of the village including a good range of shops and restaurants, over ground rail station with links to Kings Cross and Moorgate and a host of excellent schools.

Welwyn & Hatfield
Council Tax Band G





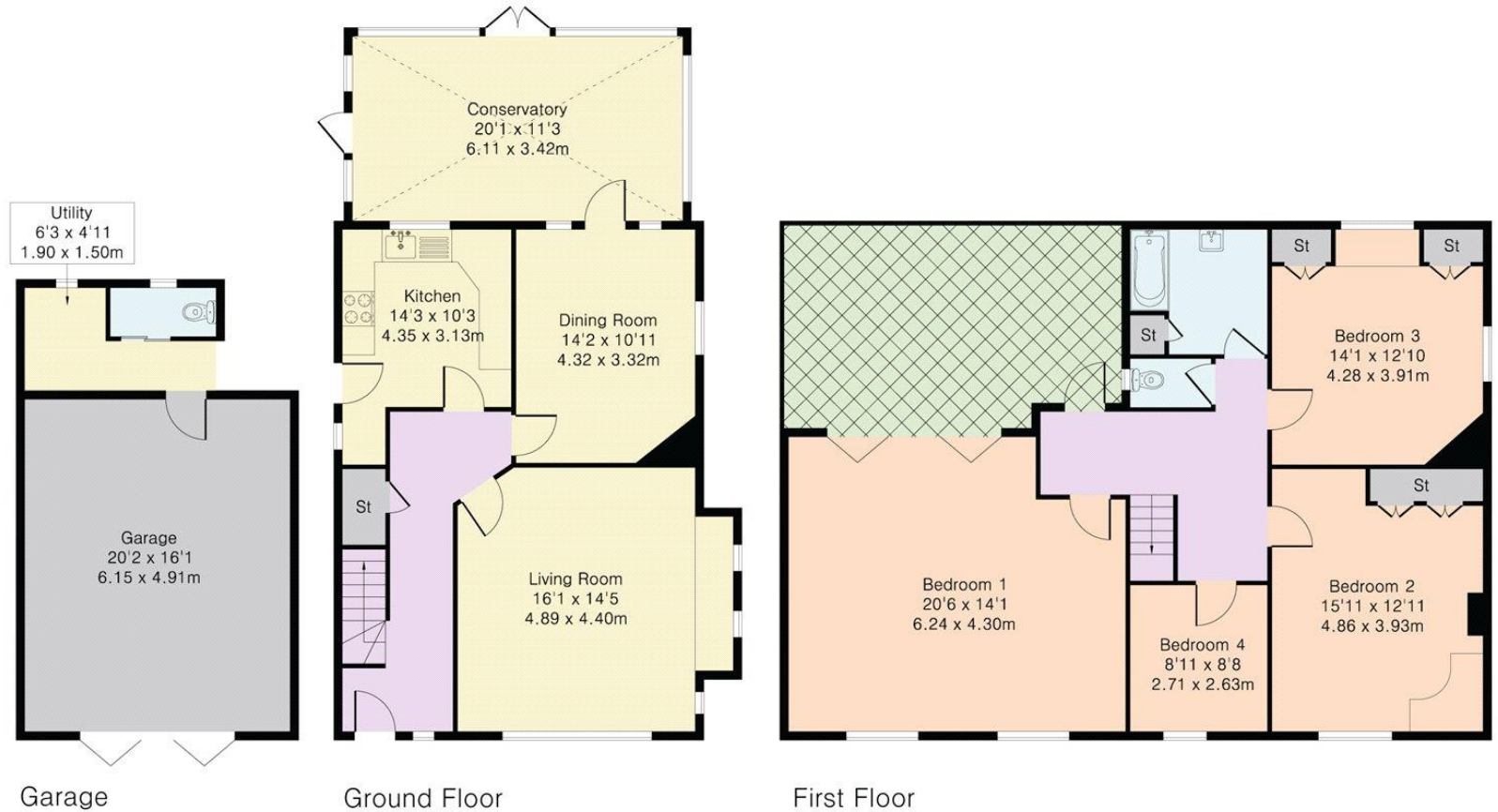









Approximate Gross Internal Area 2346 sq ft – 218 sq m
 Ground Floor Area 910 sq ft – 85 sq m
 First Floor Area 1032 sq ft – 96 sq m
 Garage Area 404 sq ft – 37 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+)	A	94
(61-81)	B	
(49-60)	C	
(35-48)	D	
(22-34)	E	
(9-21)	F	
(1-8)	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.

STATONS

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