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**Brookmans Avenue**  
Brookmans Park

# White Links, 53 Brookmans Avenue, Brookmans Park AL9 7QG

White Links is a detached 4 bedroom family home situated in a prominent position in the heart of Brookmans Avenue with the house having sprawling views over the golf course and lake.

The ground floor has a spacious reception hallway that leads to a family room, study, formal lounge and a dining room. The kitchen is appointed bespoke solid wood kitchen and opens up to the family dining area with direct access to the rear terrace. Just off the kitchen is a pantry and a utility room. To complete the ground floor there is also a guest WC.

The first floor comprises of four double bedrooms and a family bathroom. The principle suite has built in wardrobes and a spacious ensuite bathroom.

The rear garden is approx 119ft in length and is mainly laid to lawn with mature plants, shrubs and trees whilst overlooking Brookmans Park Golf Course with views of the lake.

The property has a carriage driveway that measures approx 59ft wide and leads to a double garage. There is parking for numerous vehicles. The property also has lots of further potential to be extended subject to gaining the relevant planning permission.

Brookmans Park is widely regarded as one of the most desirable places to live in Hertfordshire with its village atmosphere, semi-rural location and unique homes. There are a variety of shops and restaurants close by together with a popular gastro pub. Brookmans Park 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.























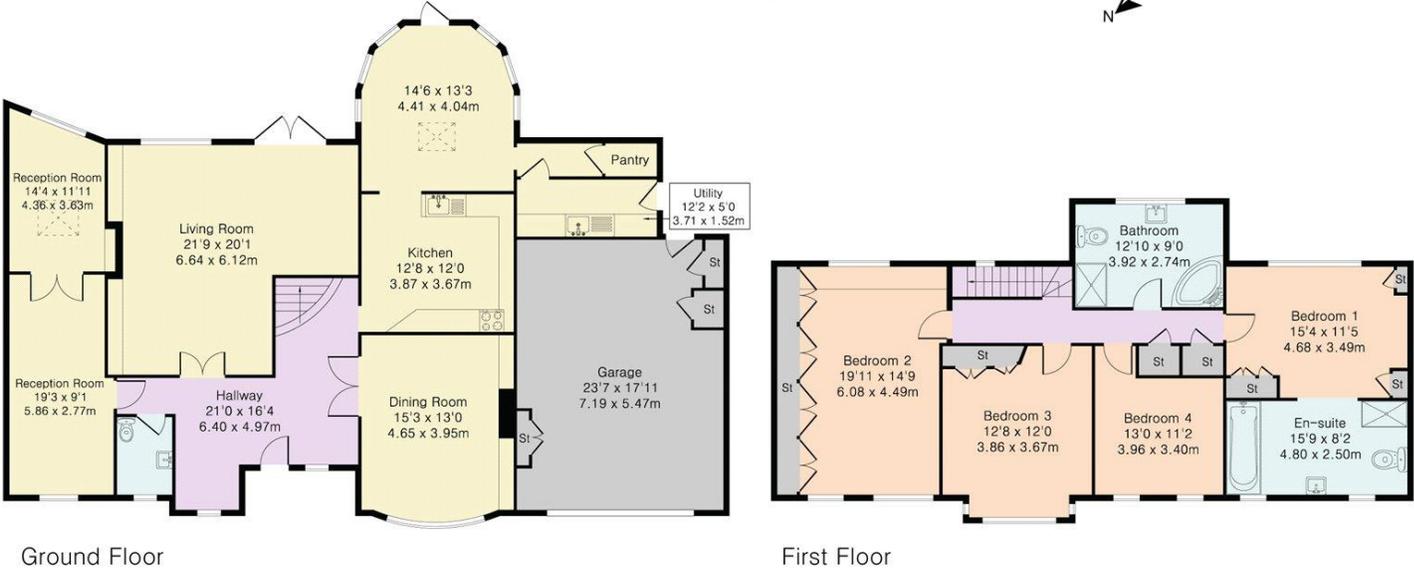




Approximate Gross Internal Area 3194 sq ft – 296 sq m  
 Ground Floor Area 2016 sq ft – 187 sq m  
 First Floor Area 1178 sq ft – 109 sq m



Local Authority: Welwyn & Hatfield  
 Council tax band: H  
 Tenure: Freehold



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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