



STATONS

**Calder Avenue
Brookmans Park
AL9**

Calder Avenue, Brookmans Park AL9 7AY

This fabulous four-bedroom link detached residence located on a corner plot offers circa 2143 sq ft of accommodation and has the added benefit of having planning passed for a double storey side and rear extension.

The ground floor comprises spacious reception hallway, three reception rooms, kitchen, utility and guest cloakroom. On the first floor there are four bedrooms with en suite to principal bedroom and a family bathroom. The lovely rear garden has a paved seating area to the immediate rear with the remainder laid mainly to lawn, the garden further wraps round to the side of the house. The frontage consists of a carriage driveway that provides off street parking and also allows access to the garage.

Calder Avenue is located off Mymms Drive, It is approximately 1 mile from the Village green which provides an array of local shops, eateries, and mainline train station with direct access into London's Kings Cross and Moorgate (approximately 39 minutes) while the M25 and A1(M) are a short drive away. Also nearby is Gobions Open Space and Northaw Great Woods offering picturesque walks and countryside. Brookmans Park Primary and Chancellors senior school are located in the village and are highly regarded.





























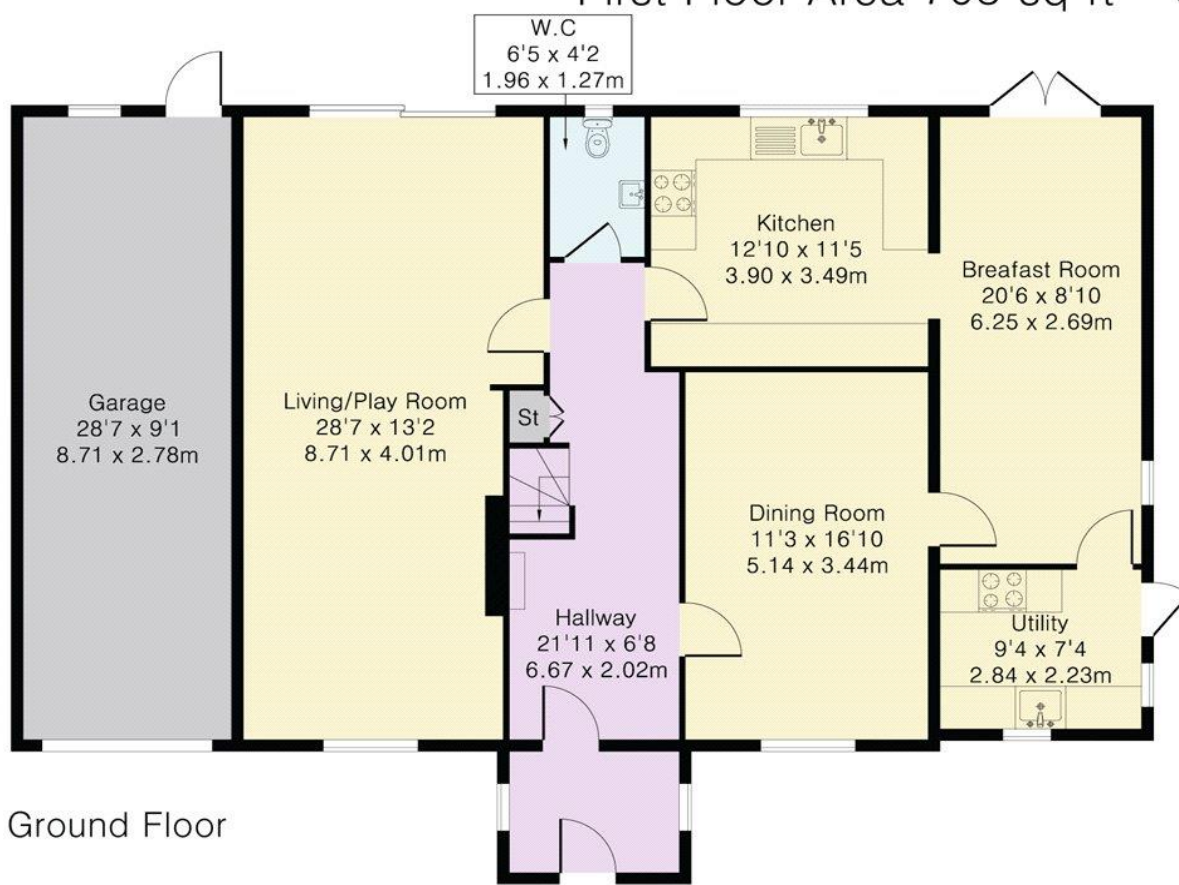


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	81
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	69
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

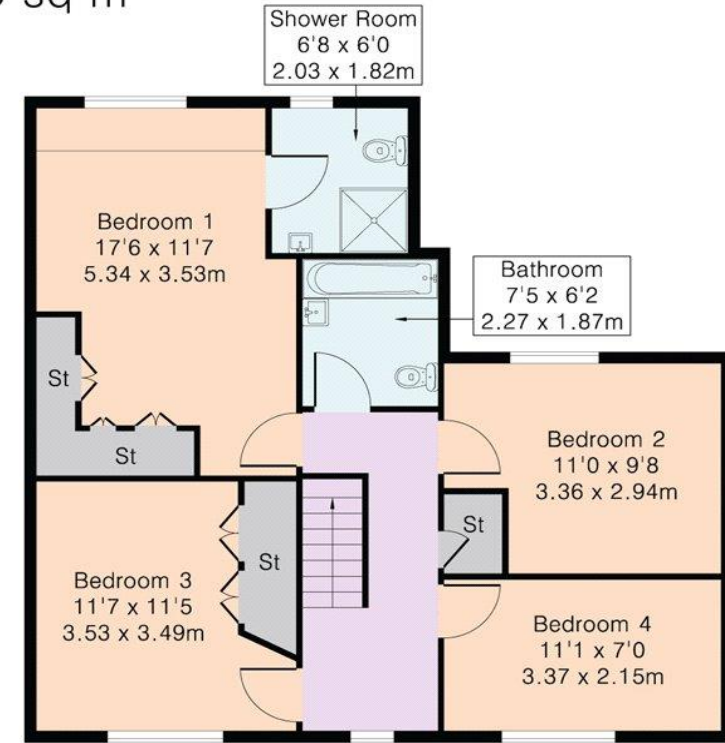
Local Authority:
Welwyn & Hatfield
Council Tax Band G
FREEHOLD

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 2143 sq ft – 199 sq m
Ground Floor Area 1440 sq ft – 134 sq m
First Floor Area 703 sq ft – 65 sq m



Ground Floor



First Floor



STATONS

www.statons.com

**STATONS
BROOKMANS
PARK**

53 Bradmore Green
Brookmans Park
Herts AL9 7QS

T: 01707 661144

brookmans@statons.com

