

# The Grove, Brookmans Park, AL9 7RN

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# The Grove, Brookmans Park, AL9 7RN

This four-bedroom detached residence offers circa 1900 sq. ft of accommodation. Located on a fabulous plot with wonderful rear garden in excess of 150' backing onto Gobions open space.

The ground floor has spacious hallway, three reception rooms, kitchen and guest WC. On the first floor there are four bedrooms and a family bathroom. The fabulous rear garden is mainly laid to lawn with mature trees and shrubs. The frontage is laid to paving and provides off street parking and allows access to the garage.

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.





















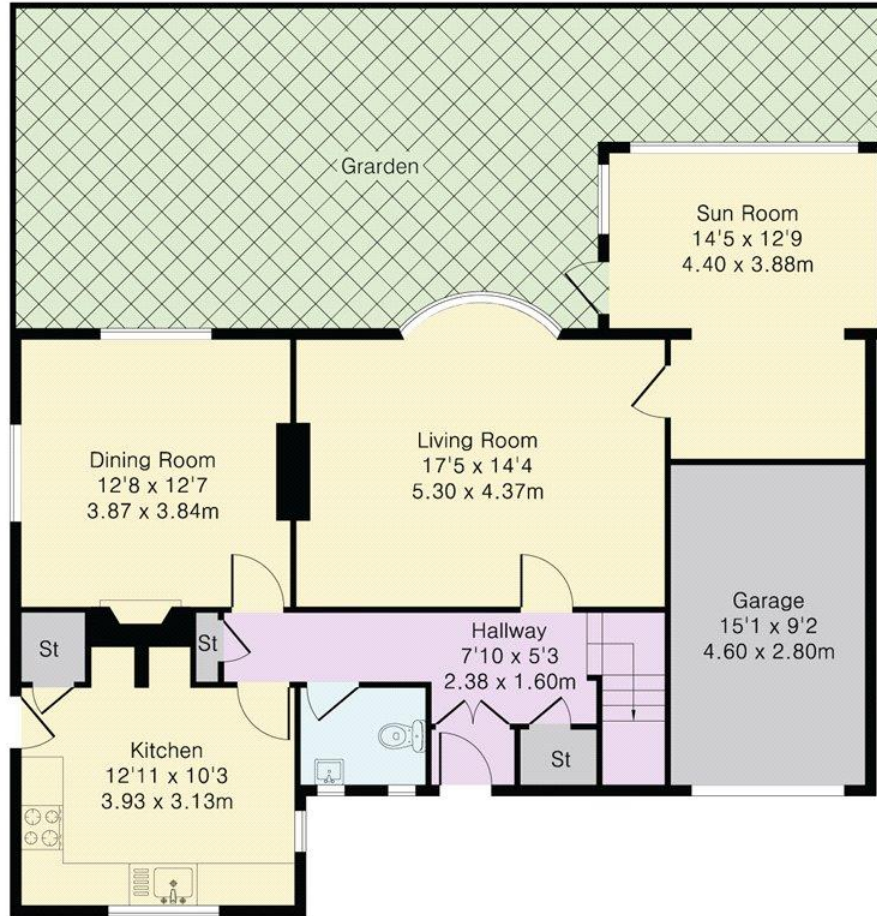




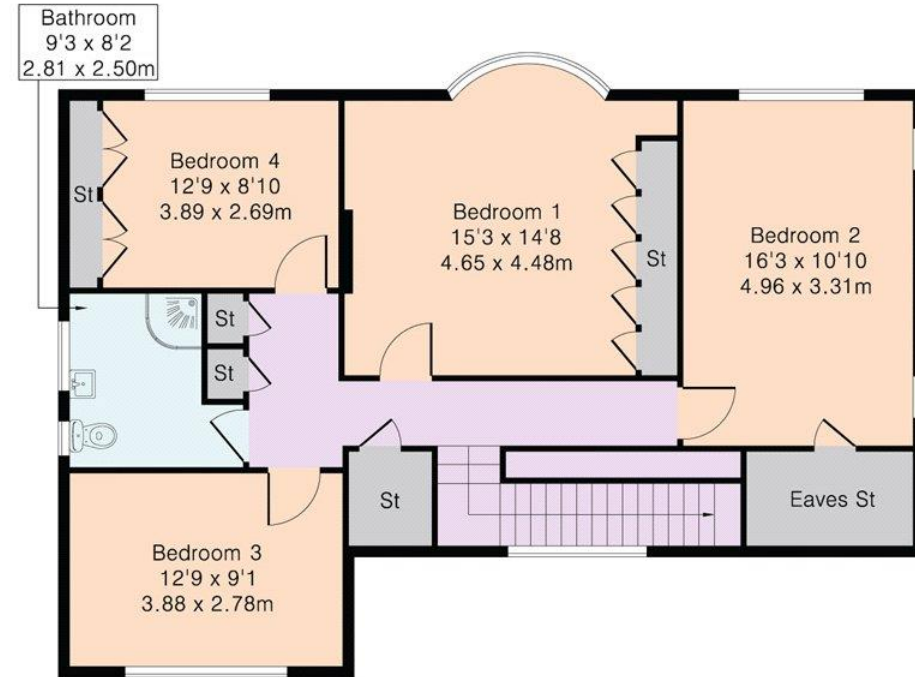
Approximate Gross Internal Area 1908 sq ft – 178 sq m

Ground Floor Area 1029 sq ft – 96 sq m

First Floor Area 879 sq ft – 82 sq m



Ground Floor



First Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Council Tax - G

Local Authority - Welwyn & Hatfield

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**BROOKMANS PARK**

53 Bradmore Green,  
Brookmans Park,  
Hatfield, AL9 7QS

01707 661 144

brookmans@statons.com

