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Brookmans Avenue

AL9

Brookmans Avenue

Brookmans Park, Hertfordshire, AL9 7QH

Introducing an exquisite brand new detached property nestled within the picturesque Village of Brookmans Park, Hertfordshire. This architectural marvel spans an impressive 6,313 square feet across four meticulously designed floors, offering an unparalleled blend of luxury, comfort, and sophistication.

Boasting six opulent bedrooms and seven lavishly appointed bathrooms, this residence provides ample space for both relaxation and entertainment. Each bedroom is crafted with meticulous attention to detail, offering tranquillity and comfort for its occupants.

Entertainment knows no bounds in this luxurious abode, with a dedicated games room complete with a stylish bar, perfect for hosting gatherings and creating lasting memories. The fitness studio offers a sanctuary for health enthusiasts, to facilitate invigorating workouts. After a rigorous session, indulge in the ultimate relaxation experience within the sauna, where tranquillity and rejuvenation await.













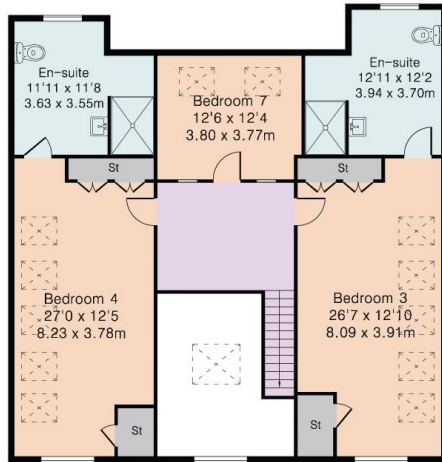




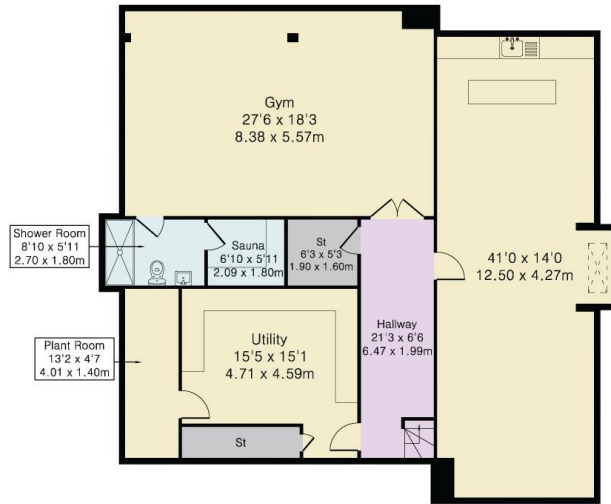






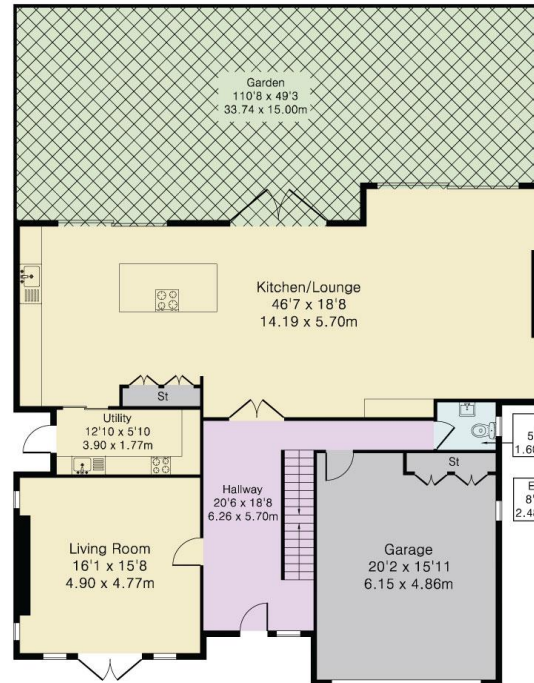


Second Floor

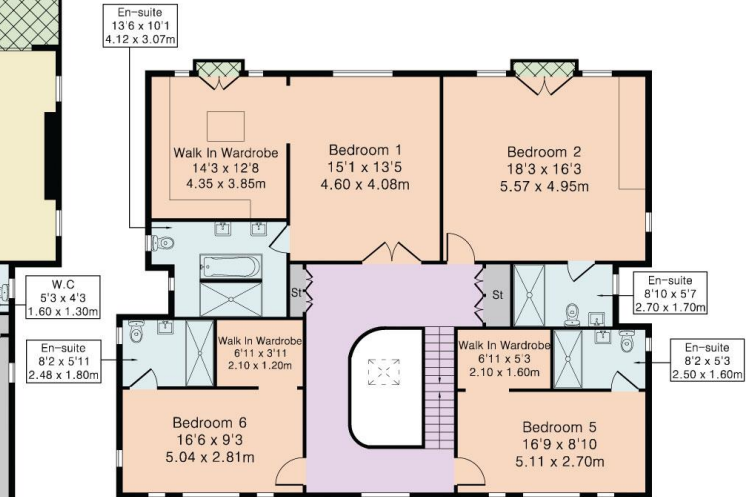


Basement

Approximate Gross Internal Area 6313 sq ft – 586 sq m
 Basement Area 1699 sq ft – 158 sq m
 Ground Floor Area 1723 sq ft – 160 sq m
 First Floor Area 1640 sq ft – 152 sq m
 Second Floor Area 1251 sq ft – 116 sq m



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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