



Brookmans Avenue  
Brookmans Park, Herts, AL9 7QG



# 99 Brookmans Avenue

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Situated on Brookmans Avenue one of the area's most premier addresses is this fabulous five/six bedroom detached residence. Approached via an impressive gated driveway the property offers circa 3833 sq ft of versatile accommodation and has a wonderful rear garden with swimming pool and backs onto Brookmans Park Golf Course.

As you enter the ground floor of the property you are welcomed into a spacious reception hallway which leads to a 'super room' comprising of an orangery/sitting /breakfast room/ kitchen all overlooking the rear garden, with a door to a dining room which also overlooks the garden. To complete the ground floor accommodation there is a dual aspect sitting/garden room, guest cloakroom and office/snug with access to the integral garage. On the first floor there are five/six bedrooms with en-suites to the principal bedroom and bedrooms two and three. There are three further bedrooms and family bathroom, bedroom six is currently used as an office.

The beautiful landscaped rear garden has a paved terrace and is approximately 200 feet. The heated swimming pool has a paved surround and pool/summerhouse to be enjoyed in the summer. The gated frontage has a block paved drive which provides off street parking for several cars and allows access to the integral double garage.



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.

Council Tax Code: H  
Local Authority: Welwyn & Hatfield  
Tenure: Freehold

To make an appointment please contact Paul Brown in our Prime Sales Department on [paul@statons.com](mailto:paul@statons.com) or 07867 510540



























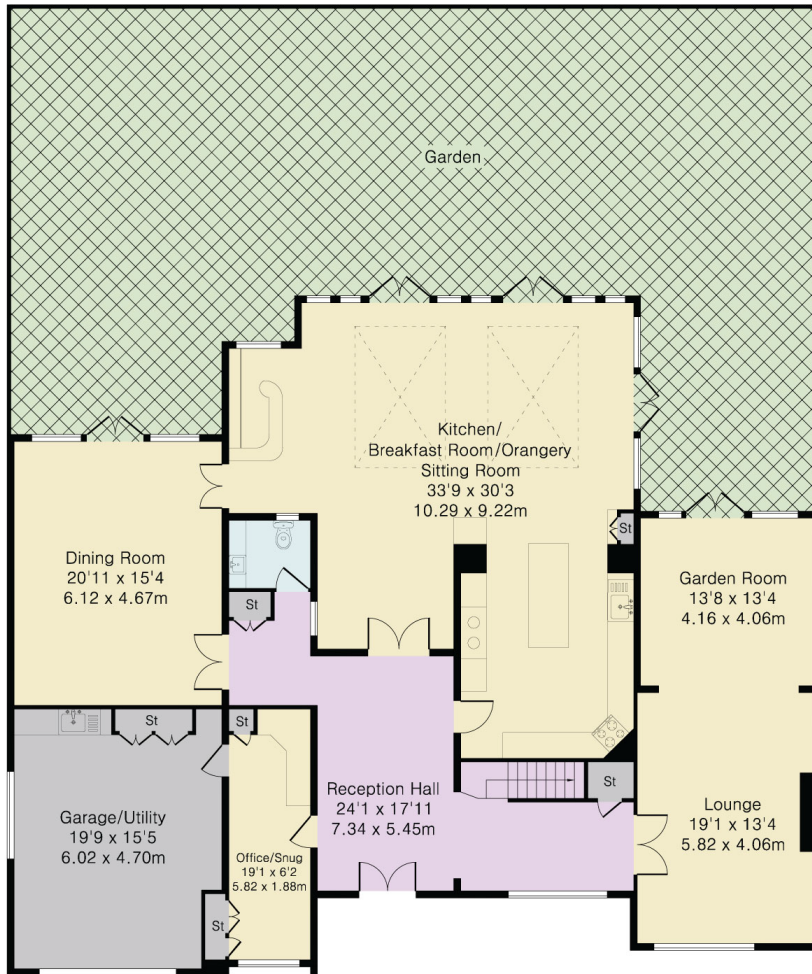




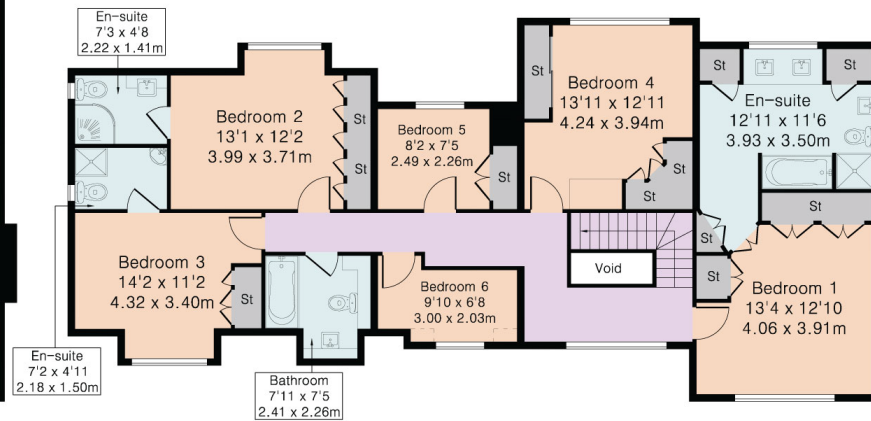




Approximate Gross Internal Area 3833 sq ft – 356 sq m  
 Ground Floor Area 2488 sq ft – 231 sq m  
 First Floor Area 1345 sq ft – 125 sq m



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	<b>55</b>
(21-38)	<b>F</b>	<b>35</b>
(1-20)	<b>G</b>	
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.

