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Mymms Drive
Brookmans Park

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BROOKMANS
PARK**
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Mymms Drive, Brookmans Park AL9 7AE

NO ONWARD CHAIN. This substantial gated detached residence, on one of Brookmans Park's most desirable locations boasts circa 4017 sq ft of accommodation and also has planning permission approved to extend to circa 10,000 sq ft.

On the ground floor there is a spacious reception hallway, four reception rooms, kitchen, utility room and guest cloakroom. On the first floor there are five double bedrooms with the principal bedroom boasting large dressing room and en-suite. There is a further en-suite to one of the other bedrooms and a family bathroom.

The wonderful rear garden has a fabulous detached annexe with open plan lounge/kitchen, bedroom and shower room. There is a large paved seating area ideal for outdoor entertaining with the remainder laid mainly to lawn, two large storage sheds. The frontage is approached via a gated entrance and is laid mainly to paving providing off street parking for several cars and allowing access to the double garage.

The location is perfect for both country village life and easy commuting. It is in close proximity of the village shops, fantastic schools and station with direct rail links into London Kings Cross and Moorgate Stations (approximately 37 minutes). The M25 and A1(M) are a short drive away.



































Approximate Gross Internal Area 4017 sq ft – 373 sq m

Ground Floor Area 1960 sq ft – 182 sq m

First Floor Area 1632 sq ft – 152 sq m

Annex Ground Floor Area 425 sq ft – 39 sq m



Local Authority:
Welwyn & Hatfield
Council Tax Band: G
FREEHOLD

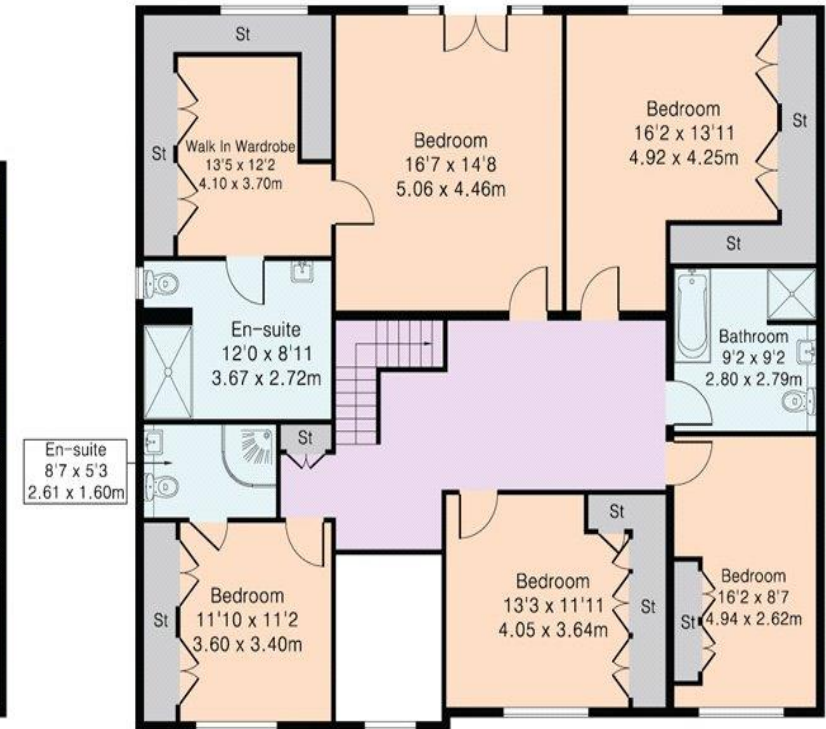
DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings, or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold 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.



Annex Ground Floor



Ground Floor



First Floor



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53 Bradmore Green
Brookmans Park
Herts AL9 7QS

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brookmans@statons.com

