



STATONS
www.statons.com

Shrublands
Brookmans
Park

**STATONS
BROOKMANS
PARK
T: 01707 661144**

Shrublands, Brookmans Park AL9 7AL

NO ONWARD CHAIN. This fabulous extended four-bedroom detached residence boasts circa 2100 sq ft of accommodation arranged over two floors.

The ground floor comprises reception hallway, three reception rooms, bright and spacious kitchen/diner, utility and guest cloakroom. On the first floor there are four bedrooms with en-suite to the principal bedroom and a family bathroom.

Externally the property is approached via a large driveway that provides off street parking and allows access to the garage. The rear garden is a real feature of this home being the largest on the development. There is a paved seating area to the immediate rear ideal for al fresco dining and outdoor entertaining, large lawn with path going all the way round, wonderful selection of plants and shrubs, summer house and garden shed, side access.

Shrublands is a highly regarded location in the heart of Brookmans Park. 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.







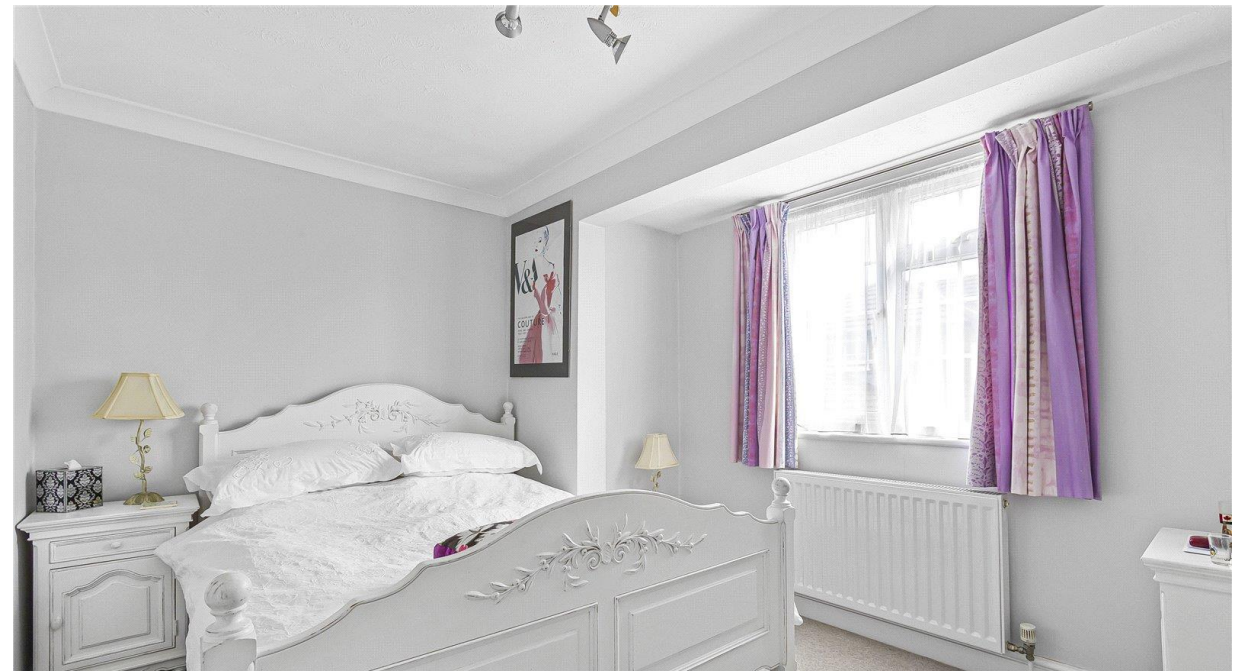






















Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-)	A	88
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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 2101 sq ft – 195 sq m
 Ground Floor Area 1095 sq ft – 102 sq m
 First Floor Area 747 sq ft – 69 sq m
 Garage Area 259 sq ft – 24 sq m





STATONS

www.statons.com

**STATONS
BROOKMANS
PARK**

53 Bradmore Green
Brookmans Park
Herts AL9 7QS

T: 01707 661144

brookmans@statons.com

