



Brookmans Avenue  
Brookmans Park AL9





\*\*\* CHAIN FREE \*\*\*

- ❖ Welcome to this charming 5-bedroom detached house, offering a perfect blend of space, style, and convenience. Located on this desirable avenue, this well-maintained property boasts a bright and inviting atmosphere throughout. Step inside to discover a spacious living area, ideal for hosting gatherings or simply relaxing with loved ones.
- ❖ The property features a lovely garden, a patio for outdoor dining, off-street parking, a garage for secure storage, and even a swimming pool for those warm summer days. With its clean and homely feel, this house offers a comfortable retreat from the hustle and bustle of everyday life.
- ❖ 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.

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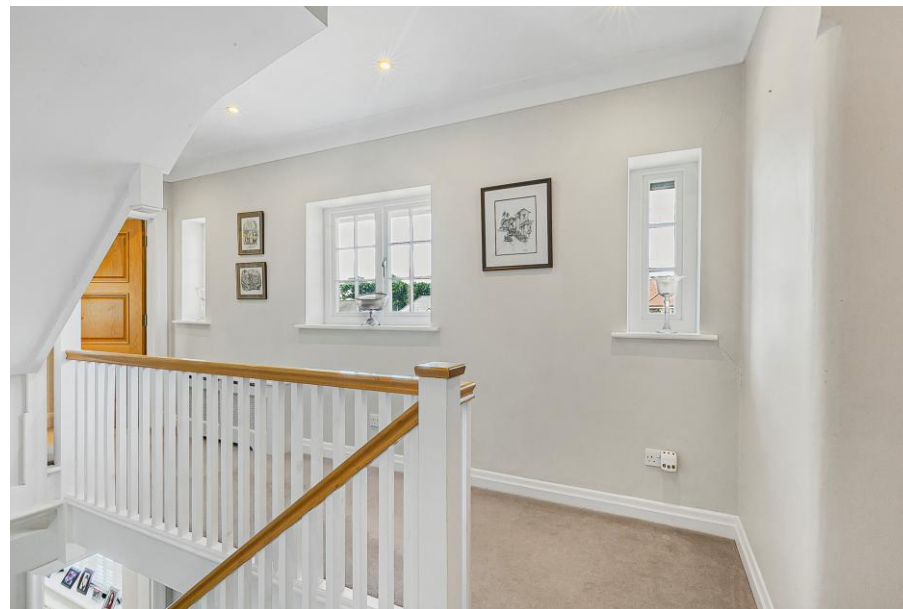










































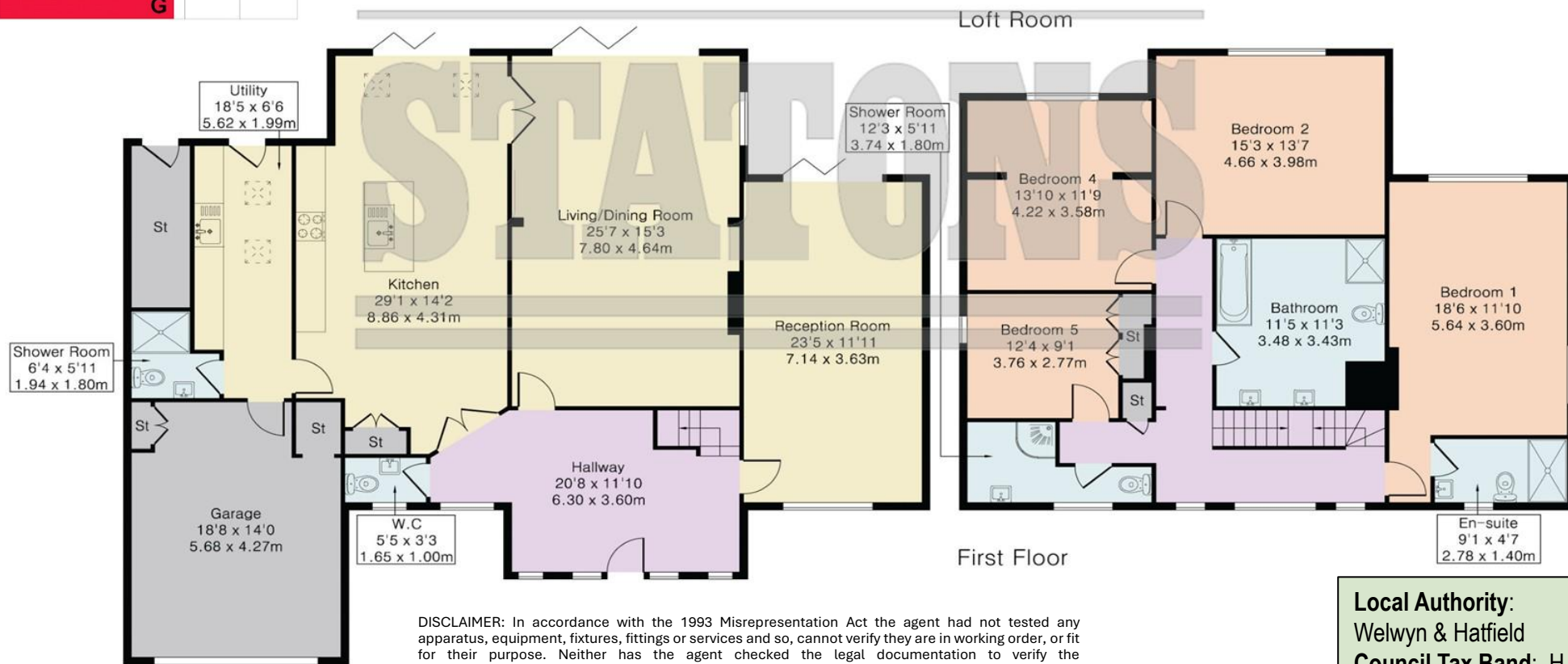
Approximate Gross Internal Area 3414 sq ft – 317 sq m

Ground Floor Area 1755 sq ft – 163 sq m

First Floor Area 1154 sq ft – 107 sq m

Loft Room Area 505 sq ft – 47 sq m

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	71 C	75 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



**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.

**Local Authority:**  
Welwyn & Hatfield  
**Council Tax Band:** H  
**FREEHOLD**





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