



Brookmans Avenue
Brookmans Park, Hertfordshire, AL9 7QJ



Brookmans Avenue

This truly exceptional home offering wonderful design and sumptuous living accommodation arranged over three floors is located on Brookmans Avenue, Brookmans Park most desirable location.

Meticulously constructed approximately four years ago and benefitting from impressive frontage and beautiful south facing rear garden. Features of this amazing home include:

- Electric front gates connected via control 4
- Cerberus security front door
- Bespoke tall internal doors to ground and first floor
- Bespoke furniture from Neatsmith
- Intelligent rako lighting
- Whole house AV via control 4
- CCTV and alarm
- Bose surround sound in the living room
- Cinema room with Dolby atmos sound
- Underfloor heating on all 3 floors
- Ceiling cooling in the whole house
- MVHR (mechanical ventilation and heat recovery)
- Hot tub in rear garden
- Irrigation system to grass and plants
- Summerhouse at rear of garden
- Table tennis room, gym and study

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.










































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 

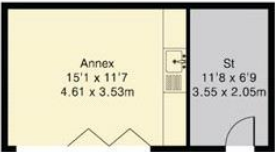
Approximate Gross Internal Area 5460 sq ft – 508 sq m
(Excluding Eaves Space)

Ground Floor Area 2129 sq ft – 198 sq m

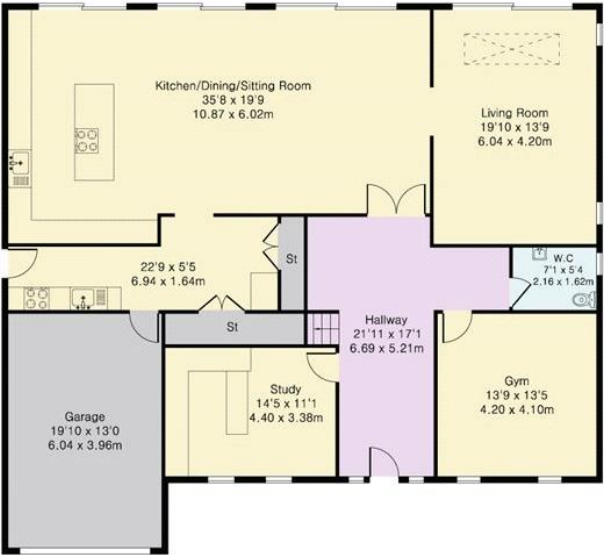
First Floor Area 1903 sq ft – 177 sq m

Second Floor Area 1173 sq ft – 109 sq m

Outbuilding Area 255 sq ft – 24 sq m



Outbuilding



Ground Floor



First Floor



Second Floor

