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**Green Close
Brookmans Park**





Green Close, Brookmans Park, AL9 7ST £725,000

This fabulous three bedroom home is located just moments away from Brookmans Park Station and village green. Boasting circa 1446 sq ft of bright, spacious and modern accommodation arranged over three floors.

On the ground floor is a welcoming reception hallway, living room, wonderful kitchen/diner and a guest cloakroom. The first floor has two bedrooms with en-suite to one of them and a family bathroom. The second floor has a luxurious principal bedroom with dressing area and en-suite bathroom. The rear garden has a paved seating area to the immediate rear with the remainder laid to lawn. The frontage provides off street parking.

Located within an easy walk of the village centre and mainline station, outdoor life is definitely a local speciality. You can hone your skills on Brookmans Park Golf Club's challenging 18-hole course, or marvel at the profusion of wild flowers in Gobions Wood. North Mymms Park, about three miles away, is ideal for energetic walks, and Hatfield House and Park, with its close connections to Elizabeth I, is an inspiring blend of nature and history.























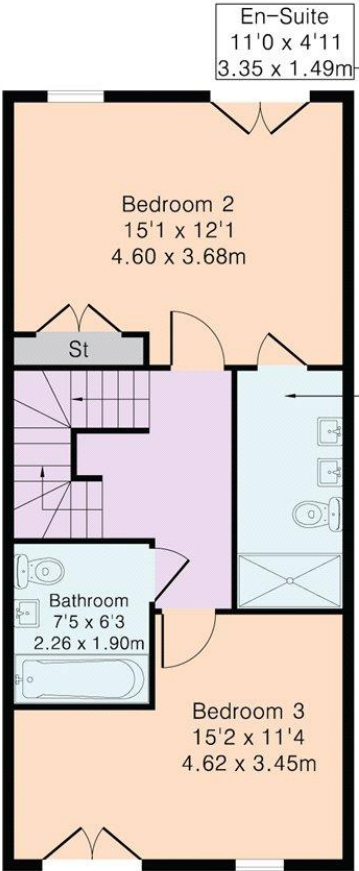


Local Authority: Welwyn Hatfield
Council Tax band: F
Tenure: Freehold

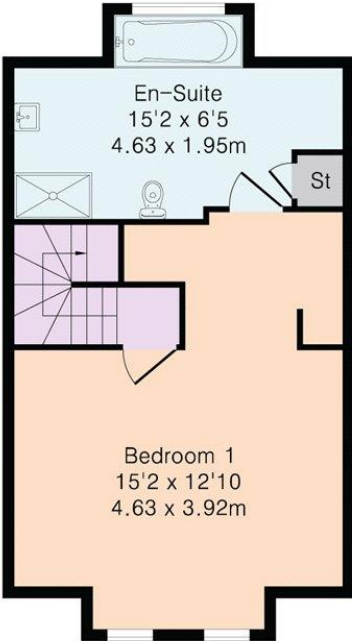
Approximate Gross Internal Area 1446 sq ft - 134 sq m
Ground Floor Area 527 sq ft – 49 sq m
First Floor Area 527 sq ft – 49 sq m
Second Floor Area 392 sq ft – 36 sq m



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	89
(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	

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.

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