



Westland Drive  
Brookmans Park, AL9 7UG



# Westland Drive, AL9

---

Set in this popular location we are pleased to offer this beautifully presented 3 bedroom family home which offers a perfect blend of contemporary living and practical design, ideal for families seeking comfort, space, and flexibility.

The ground floor features a welcoming hallway leading to an expansive open-plan living and dining area, bathed in natural light and offering seamless flow into a modern, well-appointed kitchen. A utility area and convenient ground floor shower room add everyday practicality, while clever storage solutions are integrated throughout.

Upstairs, the home boasts three well-proportioned bedrooms and a stylish family bathroom. Each bedroom benefits from thoughtful layout and natural light, creating inviting personal retreats. An impressive outbuilding enhances the property's versatility, with a dedicated office space perfect for remote work, creative pursuits, or a home gym. A separate storage room adds to the property's functional appeal.

The garage provides additional convenience and secure parking, while the overall layout of the home is thoughtfully designed to maximize comfort and usability.

Located in a desirable area, this home is the perfect opportunity for those seeking a harmonious blend of modern living and practical spaces.

Local Authority: Welwyn & Hatfield  
Tax Band: F  
Tenure: Freehold













































## Approximate Gross Internal Area 1480 sq ft - 137 sq m

Ground Floor Area 623 sq ft – 58 sq m

First Floor Area 454 sq ft – 42 sq m

Garage Area 228 sq ft – 21 sq m

Outbuilding Area 175 sq ft – 16 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.



