



Pine Grove  
Brookmans Park AL9





# Pine Grove Brookmans Park AL9

❖ Nestled in a sought after neighbourhood, this charming detached house boasts four spacious bedrooms, making it an ideal family home. The property exudes warmth and comfort, with a bright and inviting atmosphere throughout. The well-maintained interior features ample natural light, creating a pleasant living environment. Outside, the property offers a delightful garden and a patio area, perfect for relaxing or entertaining guests. Additional benefits include a large driveway and a double length garage, providing convenience and security for residents.

❖ Pine Grove is a highly regarded location in Brookmans Park. The property is approximately 1 mile to the village green which provides an array of local shops, eateries, and mainline train station with direct access into London's Kings Cross and Moorgate (approximately 39 minutes) while the M25 and A1(M) are a short drive away. Brookmans Park Primary and Chancellors senior school are located in the village and are highly regarded.

























































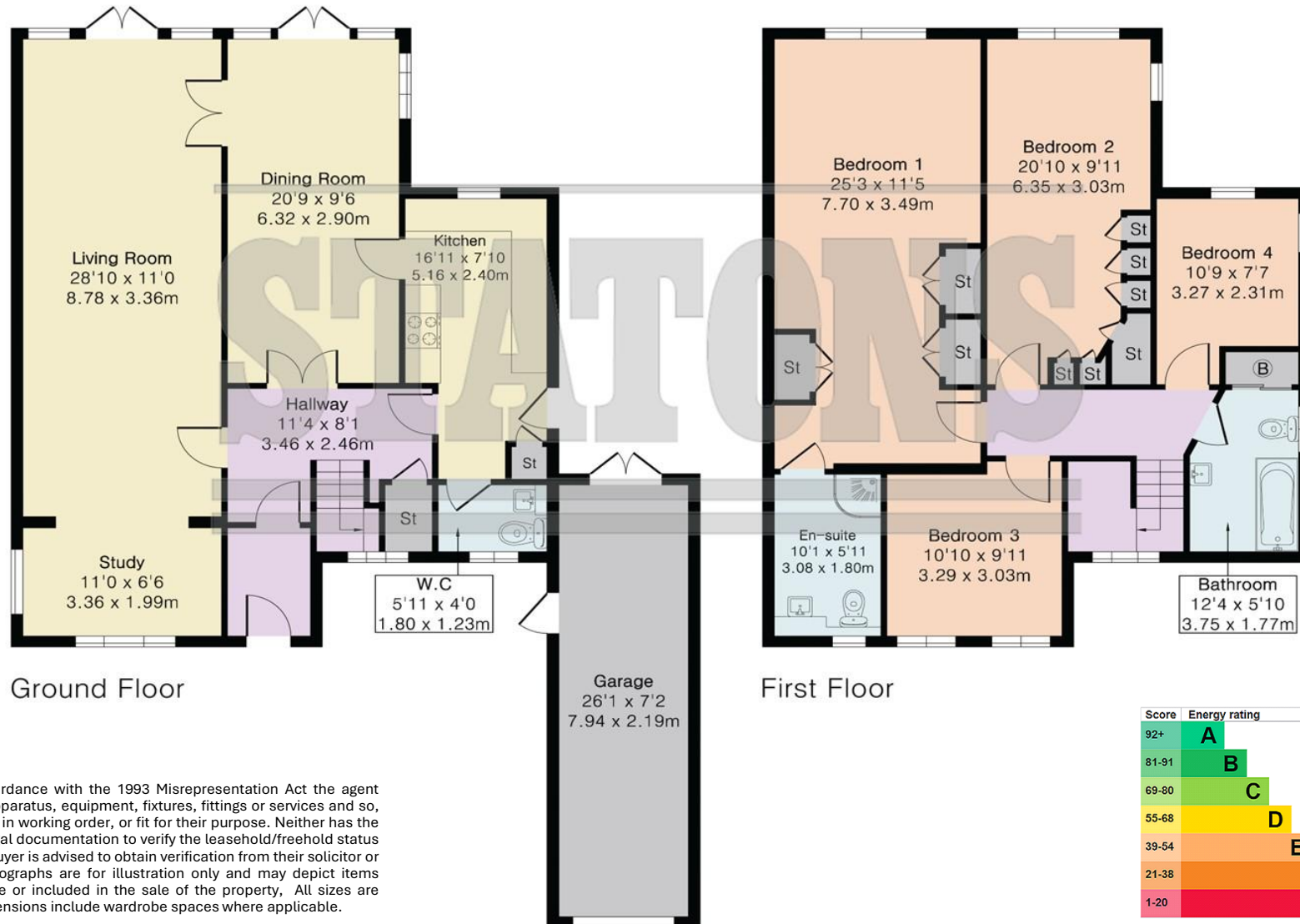




# Approximate Gross Internal Area 1989 sq ft - 185 sq m (Including Garage)

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

Ground Floor Area 1088 sq ft – 101 sq m  
First Floor Area 901 sq ft – 84 sq m



**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



