



Georges Wood Road  
Brookmans Park AL9

# 22 Georges Wood Road Brookmans Park AL9

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- ❖ Occupying a generous plot of approximately a quarter of an acre on the prestigious Georges Wood Road in Brookmans Park, this impressive four double bedroom detached bungalow represents an outstanding and rarely available development opportunity in one of the area's most sought-after locations.
- ❖ Full planning permission has been granted to significantly extend and transform the existing property, offering purchasers the chance to create a substantial, flexible family residence tailored entirely to their own specification.
- ❖ The current bungalow is light-filled and beautifully maintained; its large windows allow natural light to flow throughout, offering a comfortable blend of modern living and classic charm.
- ❖ The expansive rear garden and patio provide a peaceful and private outdoor space, which are ideal for both entertaining and relaxation, and offer both privacy and space to complement the proposed extension, while the wide frontage, carriage driveway and garage further enhance the plot's flexibility and long-term appeal. However, it is the approved scope for enlargement that truly sets this property apart — enabling a dramatic increase in the overall footprint.
- ❖ Ideally located within walking distance of Brookmans Park village shops, mainline rail services to London Moorgate and King's Cross (approximately 37 minutes), and highly regarded local schools, this is a prime site with exceptional development potential in a premier residential road.































# Approximate Gross Internal Area 1403 sq ft - 130 sq m (Excluding Garage & Outbuilding)

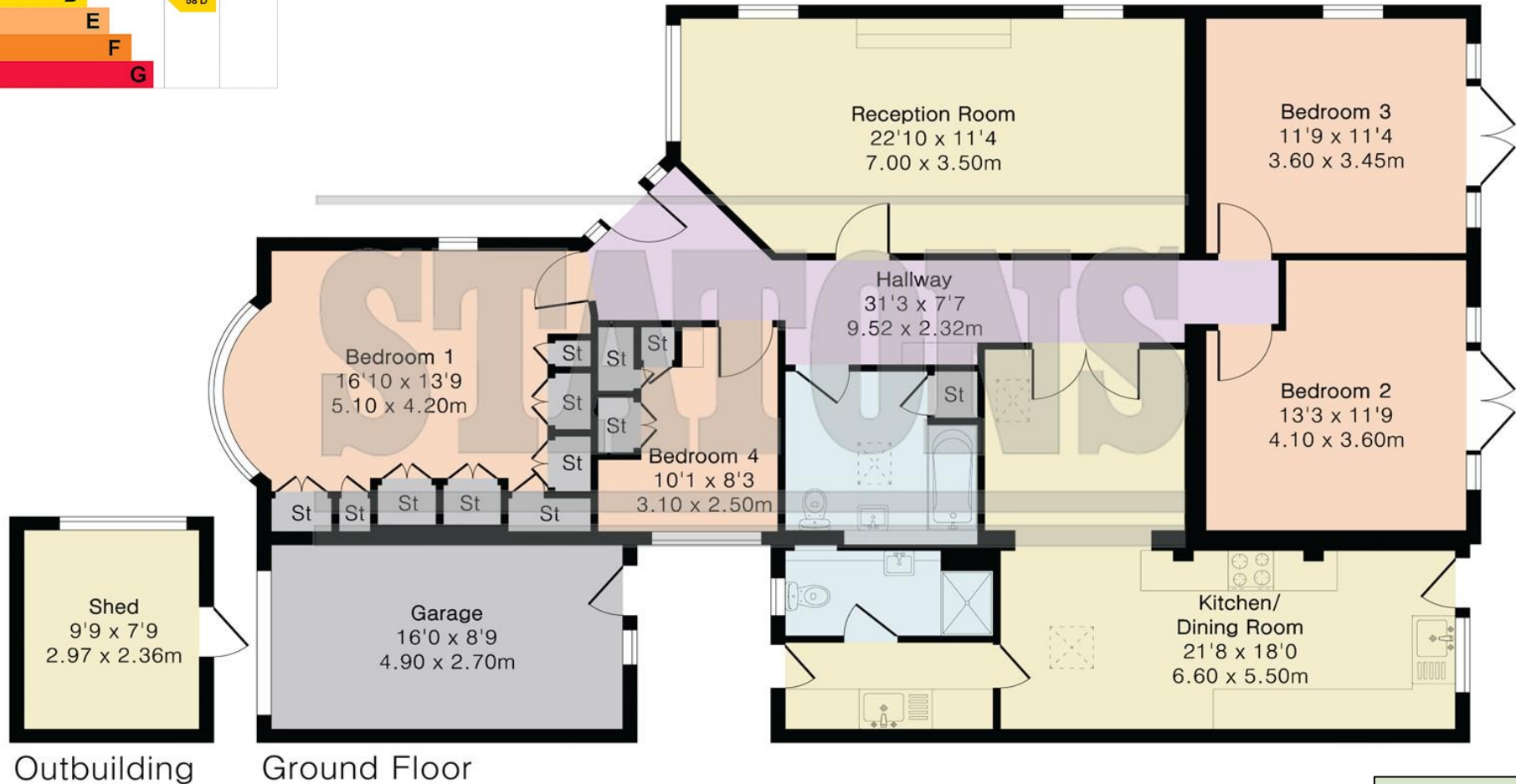
Garage Area 142 sq ft – 13 sq m

Outbuilding Area 79 sq ft – 7 sq m



EPC Graph - BRP250085

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77 C      |
| 55-68 | D             | 58 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.

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



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