



Georges Wood Road  
Brookmans Park AL9



# Georges Wood Road Brookmans Park AL9

❖ Nestled in the charming village of Brookmans Park, this stunning 4 double bedroom detached bungalow offers a perfect blend of modern comfort and traditional charm. The property occupies a plot of approx 1/4 of a acre and planning permission has been granted to expand the property.

❖ The interior is beautifully bright and well-maintained, with ample natural light flowing through the property. The generous garden and patio area provide a tranquil outdoor space for relaxing or entertaining, while the carriage driveway and garage offer convenience and practicality.

❖ Georges Wood Road is conveniently situated within easy access of Brookmans Park's village shops, catering for day to day needs, the mainline rail station serving London's Moorgate and Kings Cross Stations (approximately 37 minutes) via Finsbury Park and an excellent selection of local schooling.





























































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

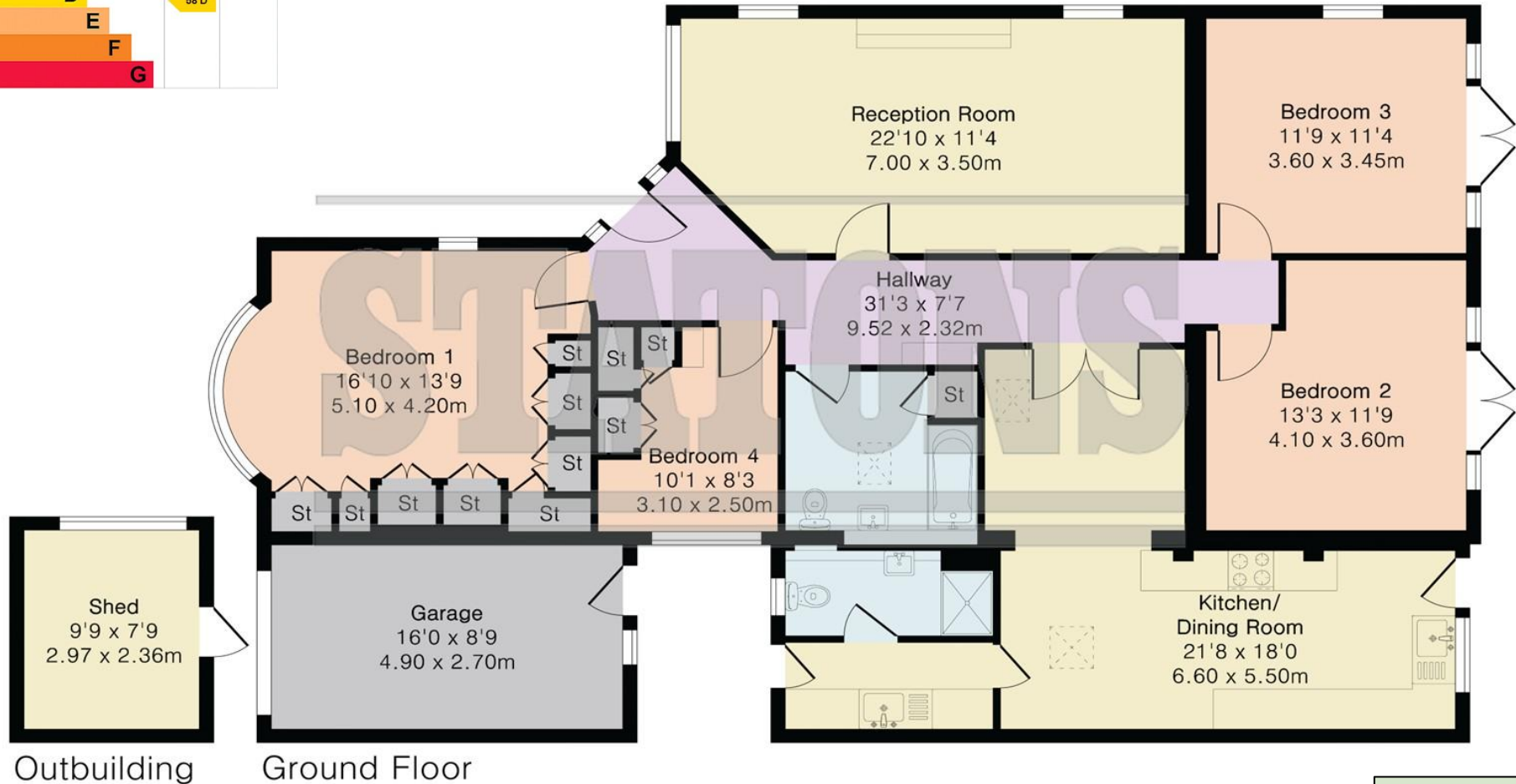
Garage Area 142 sq ft – 13 sq m

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	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.

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





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