



Upland Drive
Brookmans Park AL9

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- ❖ Set in one of Brookmans Park's private lanes, this exquisite four-bedroom detached home blends timeless Arts and Crafts architectural elegance with contemporary comforts, creating a truly exceptional family residence
- ❖ Situated behind a large carriage driveway, the property enjoys a generous and beautifully landscaped plot, offering privacy and impressive kerb appeal.
- ❖ Internally, the home is immaculately presented throughout, showcasing an elegant balance of period charm and modern style. The spacious entrance hall sets the tone, with original wood paneling and natural light flooding in through feature windows.
- ❖ The ground floor, offers large reception rooms and a sunny light-filled living room with beautiful views of the garden. There is also a study and a lovely, homely kitchen/breakfast room with a separate utility room.
- ❖ Upstairs, the home offers four generously proportioned bedrooms, including a wonderful double aspect principal bedroom complete with fitted wardrobes and a stylish en suite bathroom. The remaining bedrooms are equally well-appointed and served by a family bathroom.
- ❖ Outside, the beautifully manicured rear garden is a private oasis, with mature planting, a large patio area for al fresco dining, and a manicured lawn – ideal for family life and entertaining. There is also a versatile outbuilding providing a bright space for recreation or work. To the front, a sweeping carriage driveway provides ample off-street parking and access to a detached garage.









































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

Approximate Gross Internal Area 2258 sq ft - 210 sq m (Excluding Garage & Outbuilding)

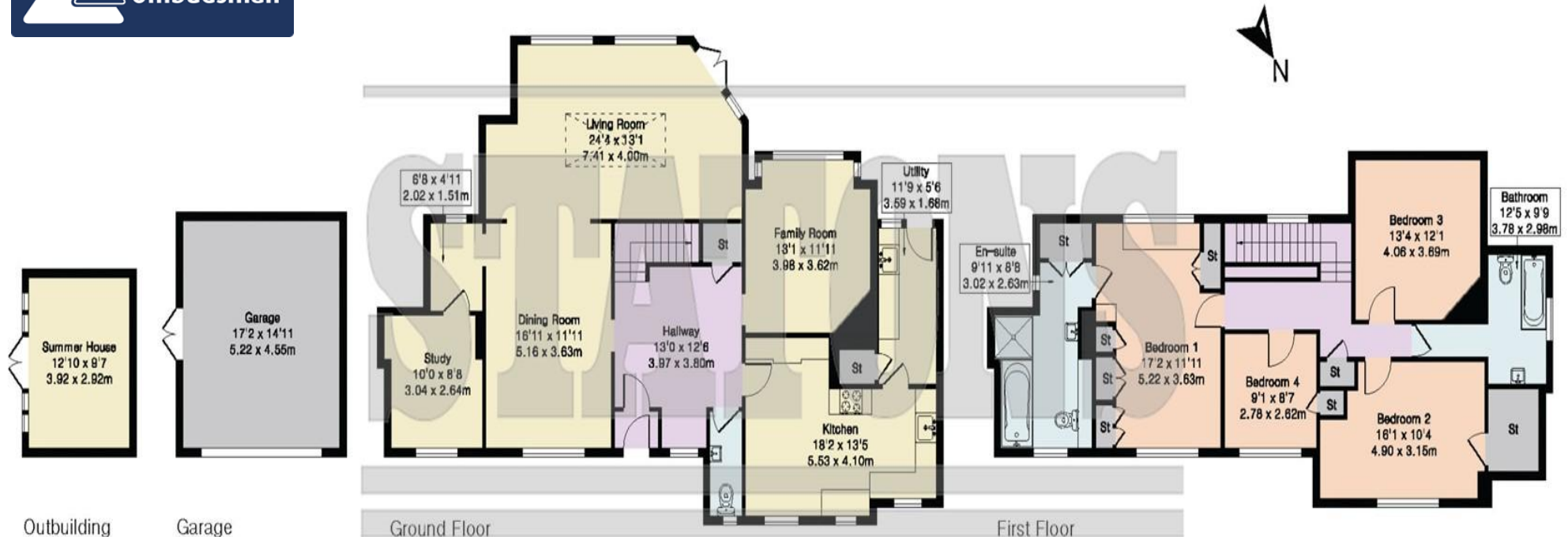
Ground Floor Area 1298 sq ft – 121 sq m

First Floor Area 960 sq ft – 89 sq m

Garage Area 256 sq ft – 24 sq m

Outbuilding Area 123 sq ft – 11 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	61 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.



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