



Mymmms Drive
Brookmans Park AL9



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- Introducing this wonderful detached 6 bedroom house located on this sought after road in Brookmans Park.
- As you step inside, you are greeted by a bright and spacious interior that instantly feels like home. There are 2 well proportioned reception rooms along with a spacious kitchen/breakfast room, an office and a guest w.c.
- To the first floor there are 6 generous bedrooms, 3 with en suite facilities and a family bathroom.
- The property boasts a well-maintained south facing rear garden, which is perfect for relaxing or entertaining guests and has direct access into Gobions Wood. Additionally, a 52' long garage provides ample space for your vehicles and storage needs.
- Brookmans Park is widely regarded as one of the most desirable places to live in Hertfordshire with its village atmosphere, semi-rural location and unique homes. There are a variety of shops and restaurants close by together with a popular gastro pub. Brookmans Park station provides a direct rail link to London Moorgate via Finsbury Park and Highbury & Islington. There are several excellent schools in the local area including Stormont, Lochinver House, Queenswood and Dame Alice Owen's.































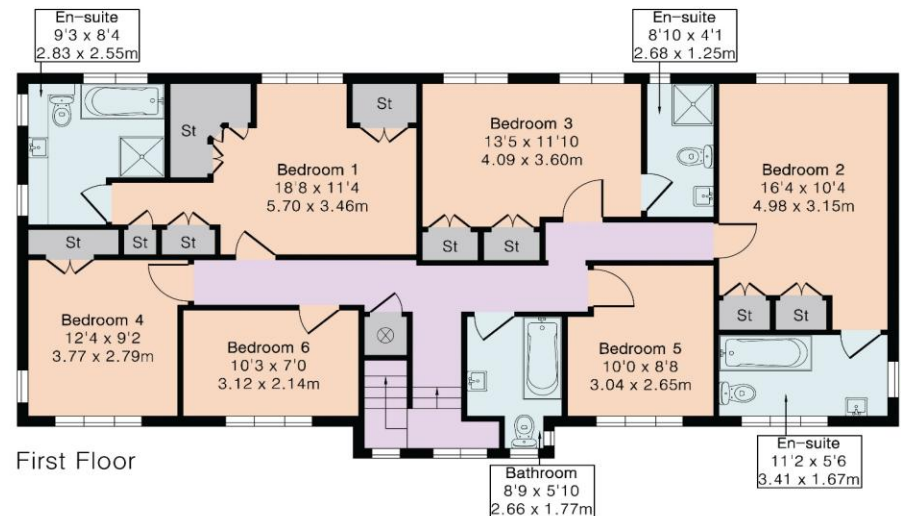
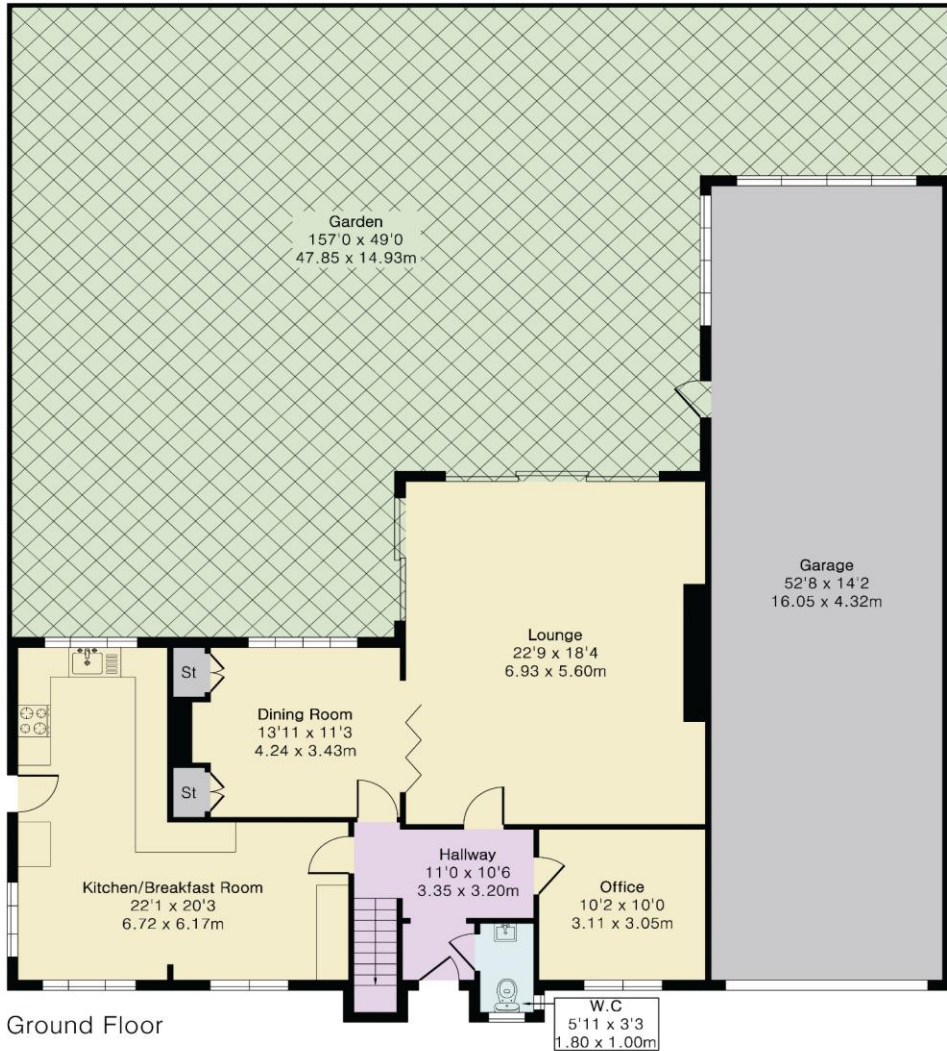
Approximate Gross Internal Area 2327 sq ft - 216 sq m (Excluding Garage)



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

Ground Floor Area 1143 sq ft – 106 sq m
First Floor Area 1184 sq ft – 110 sq m
Garage Area 746 sq ft – 69 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 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.



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