



Brookmans Avenue
Brookmans Park AL9

Brookmans Avenue, Brookmans Park AL9



This charming detached house boasts four spacious bedrooms, ideal for a growing family or those who enjoy hosting guests. The well-lit interior creates a bright and airy atmosphere, while the cosy living spaces exude a homely feel.

Situated on this sought after road, the property features a beautifully landscaped garden, perfect for relaxing or entertaining outdoors. Additionally, the property includes a patio area, ideal for al fresco dining, as well as off-street parking and a garage for added convenience.

With its convenient location and attractive features, this property is sure to appeal to those seeking a peaceful retreat in a charming village setting.

Location:

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.



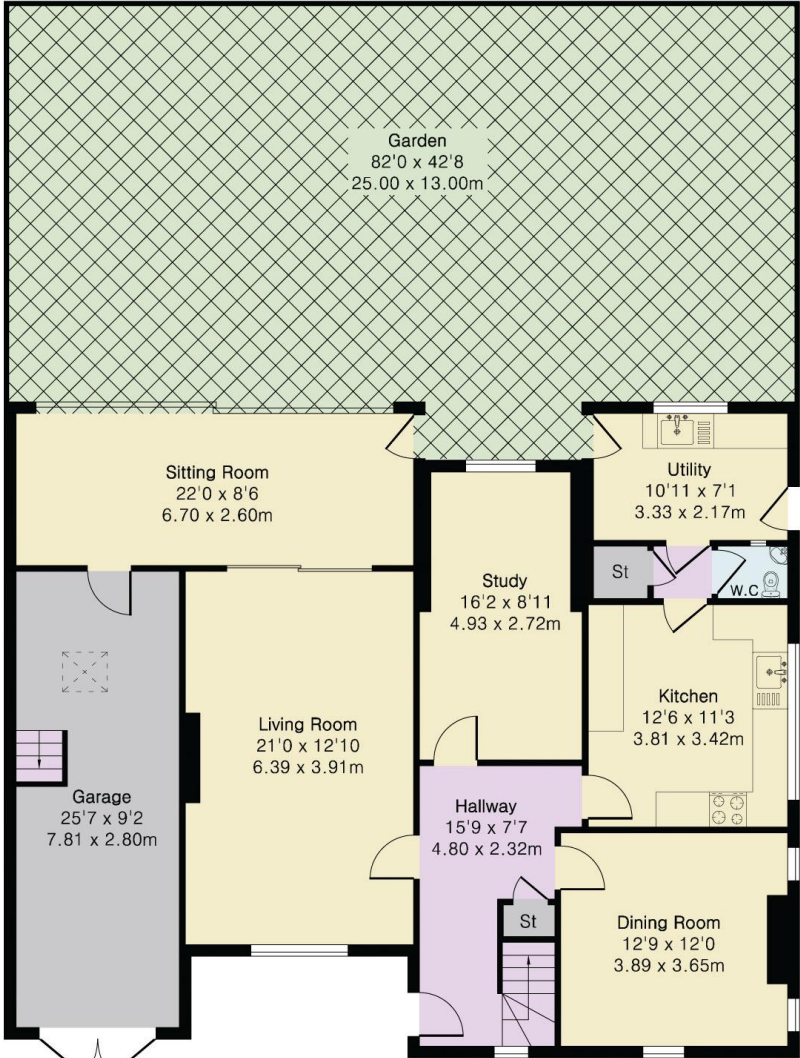
Approximate Gross Internal Area 2517 sq ft - 234 sq m
(Including Garage)

Ground Floor Area 1421 sq ft – 132 sq m

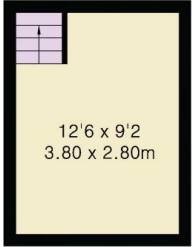
First Floor Area 981 sq ft – 91 sq m

Garage First Floor Area 115 sq ft – 11 sq m

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

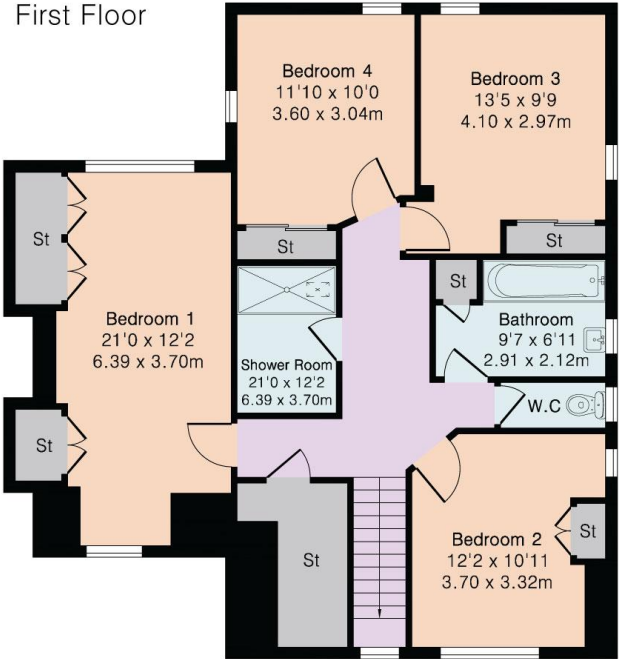


Ground Floor



Garage
First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



First Floor

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.



Brookmans
Park Office

53 Bradmore Green, Brookmans Park, Herts, AL9 7QS

T: 01707 661144

E: brookmans@statons.com

STATONS
www.statons.com