



Bluebridge Avenue  
Brookmans Park AL9

# 5 Bluebridge Avenue

## Brookmans Park AL9 7RY

---

A substantial and beautifully proportioned five-bedroom detached family home extending to approximately 2,407 sq ft (223 sq m), thoughtfully arranged over three floors and offering versatile living accommodation ideal for modern family life.

The ground floor provides an excellent balance of formal and informal reception space. A generous dual-aspect living room creates an inviting setting for entertaining and relaxation, while the wood-panelled hall offers an elegant space for family gatherings and dinner parties. At the heart of the home is a spacious kitchen with ample room for dining and day-to-day living, complemented by a practical utility room and internal access to the garage. A further sitting room provides flexibility as a snug, playroom, or home office.

The first floor comprises four well-proportioned bedrooms. Bedroom 1 includes an en-suite shower room; Bedroom 2 features an extensive range of built in wardrobes. There is a 6-piece family bathroom with ample storage. The floor layout offers excellent versatility for growing families, guest accommodation, or remote working requirements.

Occupying the entire second floor, the fifth bedroom and its separate 3-piece shower room creates a superb private suite with useful eaves storage and scope for a variety of uses, including a guest suite, studio, or dedicated workspace.

The property further benefits from an integrated garage, generous internal storage throughout, and well-balanced accommodation designed to maximise both comfort and practicality. The rear garden is 80ft in length with side access.

Offering spacious and adaptable living across three levels, this is an exceptional family home ideally suited to contemporary living and entertaining.

### **Location:**

Bluebridge Avenue is a quiet cul-de-sac just off Bluebridge Road and is approximately 0.4 miles to the village green which provides an array of local shops, eateries, and mainline train station with direct access into London's Kings Cross and Moorgate (approximately 39 minutes) while the M25 and A1(M) are a short drive away. At the end of the cul-de-sac, there is a footpath which leads to Gobions Wood, a 36-acre nature reserve offering picturesque walks and countryside. Brookmans Park Primary and Chancellors senior school are located in the village and are highly regarded.









































| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 72 C    | 81 B      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

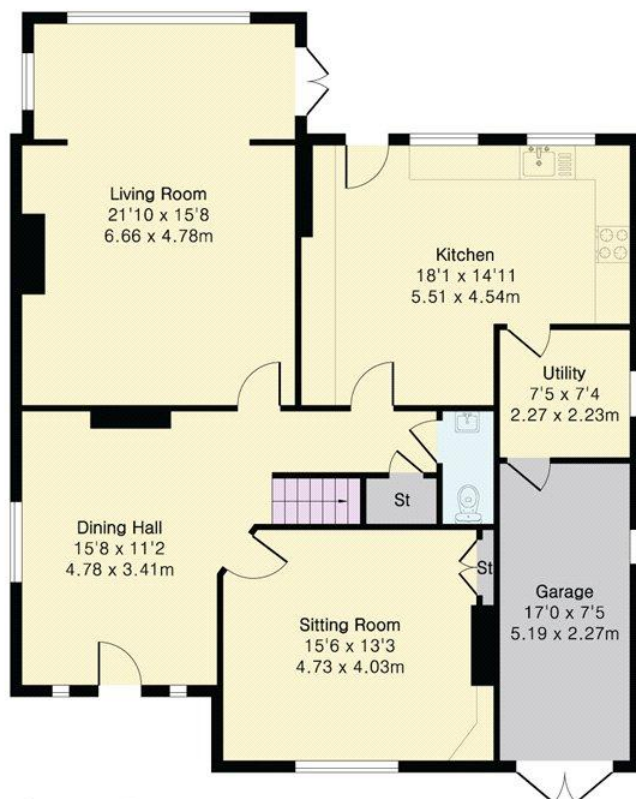
**Local Authority:**  
Welwyn & Hatfield  
**Council Tax Band:** G  
**Tenure:** FREEHOLD

**Approximate Gross Internal Area 2407 sq ft - 223 sq m  
(Including Garage)**

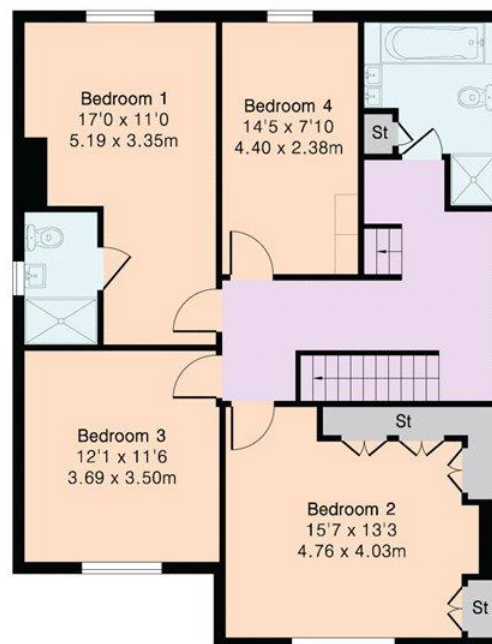
Ground Floor Area 1286 sq ft – 119 sq m

First Floor Area 903 sq ft – 84 sq m

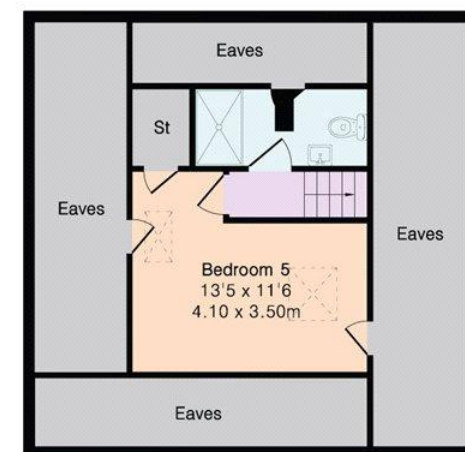
Second Floor Area 218 sq ft – 20 sq m



Ground Floor



First Floor



Second 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](mailto:brookmans@statons.com)

**STATONS**  
[www.statons.com](http://www.statons.com)