



Mymmms Drive  
Brookmans Park AL9 7AD

# Mymms Drive, Brookmans Park AL9 7AD

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An exceptional detached family residence arranged over three impeccably designed floors, offering 5,000 sq ft of luxurious accommodation.

The property boasts five generously proportioned bedrooms, each with its own elegant en-suite bathroom, alongside a spectacular 45-foot open-plan kitchen, dining and family room designed for both refined living and entertaining.

Set behind a gated entrance, the home further benefits from ample off-street parking and a beautifully landscaped 125-foot south-westerly facing rear garden, providing privacy and all-day sunlight.

Finished to an outstanding specification throughout, the property incorporates the latest in modern technology and smart home features and has wonderful high ceilings throughout. Early viewing is highly recommended to fully appreciate the quality and scale on offer.

The ground floor is centred around the impressive 45-foot “super room” spanning the rear of the house, seamlessly combining a bespoke kitchen with expansive living and entertaining space. In addition, there is a further reception room which can either flow into the main living area or be enjoyed independently, offering excellent flexibility for modern family life.

The first and second floors are dedicated to the five luxurious bedroom suites, each thoughtfully designed and complete with its own private en-suite, providing comfort and privacy for both family and guests. There is also a separate designated study on the first floor. The open plan loft space is pre-configured for conversion into additional rooms with the option of an en suite bathroom.

Ideally positioned on Mymms Drive, one of the area’s most prestigious addresses, the property is within walking distance of the village centre, offering an excellent selection of shops and a mainline railway station. Highly regarded local primary and secondary schools are nearby, along with a choice of renowned private schools. The home is also conveniently located close to local parks and the amenities of Brookmans Park Golf and Tennis Clubs.









































































# Approximate Gross Internal Area 5000 sq ft - 465 sq m (Including Garage)

Ground Floor Area 1994 sq ft – 185 sq m

First Floor Area 1963 sq ft – 183 sq m

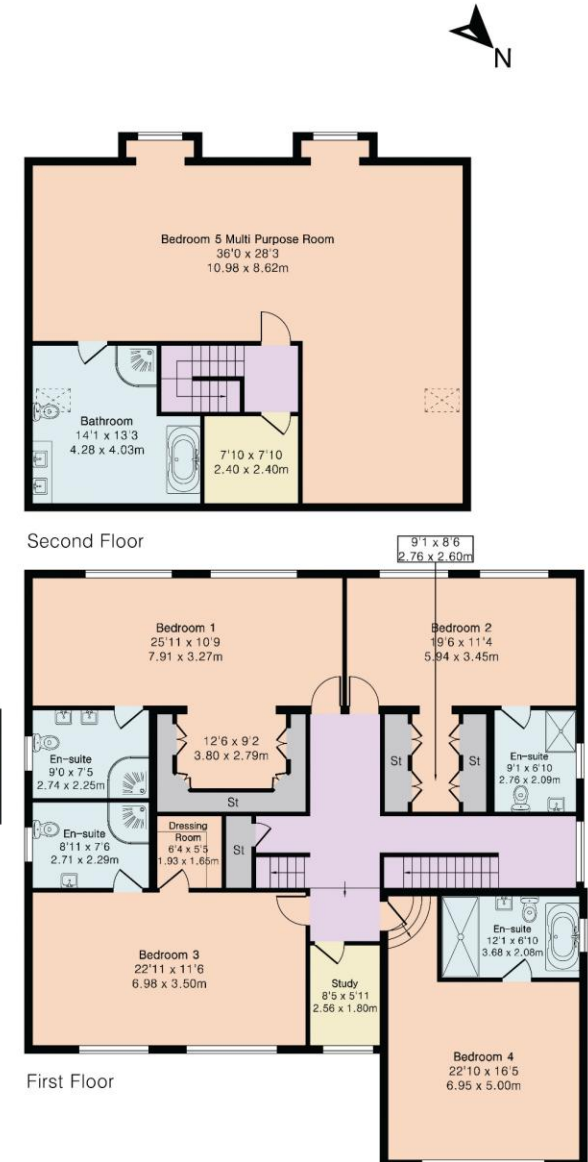
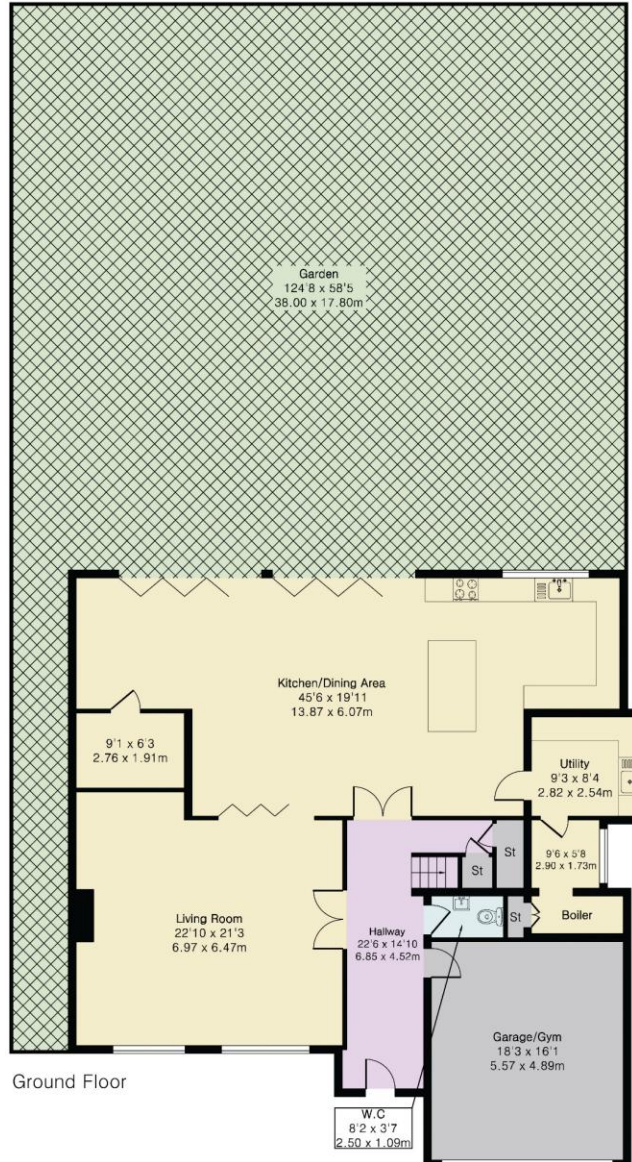
Second Floor Area 1043 sq ft – 97 sq m

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	82 B
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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