



Upland Drive
Brookmans Park AL9 6PT

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Having been comprehensively remodelled and refurbished to an exceptional standard, this impressive detached residence offers over 3,400 sq ft of beautifully designed accommodation (excluding outbuilding), perfectly arranged for modern family living and entertaining.

From the moment you enter, the quality of finish and attention to detail is immediately apparent, with generous proportions, stylish interiors and a superb balance of open-plan and private spaces.

Extending to approximately 1,844 sq ft, the ground floor provides outstanding reception and lifestyle space.

A welcoming and spacious entrance hallway sets the tone and connects the principal living areas. The elegant 22' living room offers a superb dual-aspect space for both formal entertaining and relaxed evenings.

To the rear, the heart of the home is the impressive 26'8 kitchen/family room, thoughtfully designed with ample space for dining and seating. This expansive open-plan area is ideal for contemporary family life, with room for a large island and direct access to the garden (subject to configuration). Additional ground floor accommodation includes:

A separate snug, perfect as a TV room or children's playroom, a dedicated gym, a boot room and laundry room for practical day-to-day living and a ground floor downstairs cloakroom.

The first floor (approx. 1,600 sq ft) continues to impress with well-proportioned bedrooms and stylish bath/shower rooms.

The principal suite enjoys excellent dimensions and benefits from a dressing room and en-suite bathroom, creating a luxurious retreat.

In addition, there are a further four well-sized double bedrooms and two bathrooms. Along with built-in wardrobes and useful storage throughout.

The arrangement is ideal for growing families, offering flexibility for guest accommodation, home working or hobbies.

Separate from the main house is a garden studio/outbuilding (approx. 191 sq ft) with its own toilet., offering superb versatility. Ideal as a home office, creative studio, gym, or independent workspace.

The rear garden is landscaped and provides an ideal entertaining space. The frontage offers ample parking for numerous vehicles.

This exceptional home combines space, style and practicality in equal measure. Finished to a high standard throughout, it presents a rare opportunity to acquire a substantial, turnkey detached residence in a sought-after Hertfordshire setting.











































Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Approximate Gross Internal Area 3444 sq ft - 320 sq m
(Excluding Outbuilding)**

Ground Floor Area 1844 sq ft – 171 sq m

First Floor Area 1600 sq ft – 149 sq m

Outbuilding Area 191 sq ft – 18 sq m

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



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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