



The Grove
Brookmans Park AL9

32 The Grove

Brookmans Park AL9 7RN

Situated on a highly sought-after road in Brookmans Park, this impressive and generously proportioned family home offers a fantastic opportunity to acquire a spacious, partially refurbished home in a prime location, with many of the major improvements already completed. The property offers the perfect balance of space, modern infrastructure, and potential for further personalisation. Located on a fabulous plot with a wonderful south facing rear garden in excess of 150' backing onto Gobions open space.

The ground floor is designed with both everyday living and entertaining in mind. A welcoming entrance hall leads through to a bright and spacious living room with attractive proportions, flowing seamlessly into a charming sun room - perfect for relaxing while overlooking the garden.

The standout feature is the expansive kitchen/dining room, offering excellent space for family gatherings and entertaining. This area benefits from direct access to the garden and excellent natural light. A convenient ground floor cloakroom and integral garage further enhance practicality.

The first floor provides four well-proportioned bedrooms. The principal bedroom and second bedroom are particularly generous in size, complemented by two additional bedrooms ideal for children, guests, or home office use. A family bathroom serves this level, alongside a spacious landing with useful storage.

Upgrades & Improvements

The current vendor has undertaken significant refurbishment works, ensuring the property is well-prepared for modern living.

These include:

Structural alterations to form kitchen/dining room and enlarged bathroom. Full replumbing and conversion to unvented boiler cylinder (located in the loft). New mains water supply. Complete electrical re-wire, including provision for an electric car charger. Installation of wet underfloor heating system to ground floor on rescreeded floors. New insulation to roof and walls, including replacement of cavity wall insulation (Knauf Supafil). New GRP roof to rear flat roof. Property skimmed throughout for a fresh, contemporary finish. Installation of external lighting. Pre-wiring for alarm system (CAT6), CCTV (CAT6) and fire alarms.

The property is positioned within a desirable residential road known for its community feel and accessibility. Brookmans Park offers excellent local amenities, reputable schools, and convenient transport links, making it a popular choice for families and commuters alike.





















Approximate Gross Internal Area 1802 sq ft - 167 sq m (Excluding Garage)

Ground Floor Area 894 sq ft – 83 sq m

First Floor Area 908 sq ft – 84 sq m

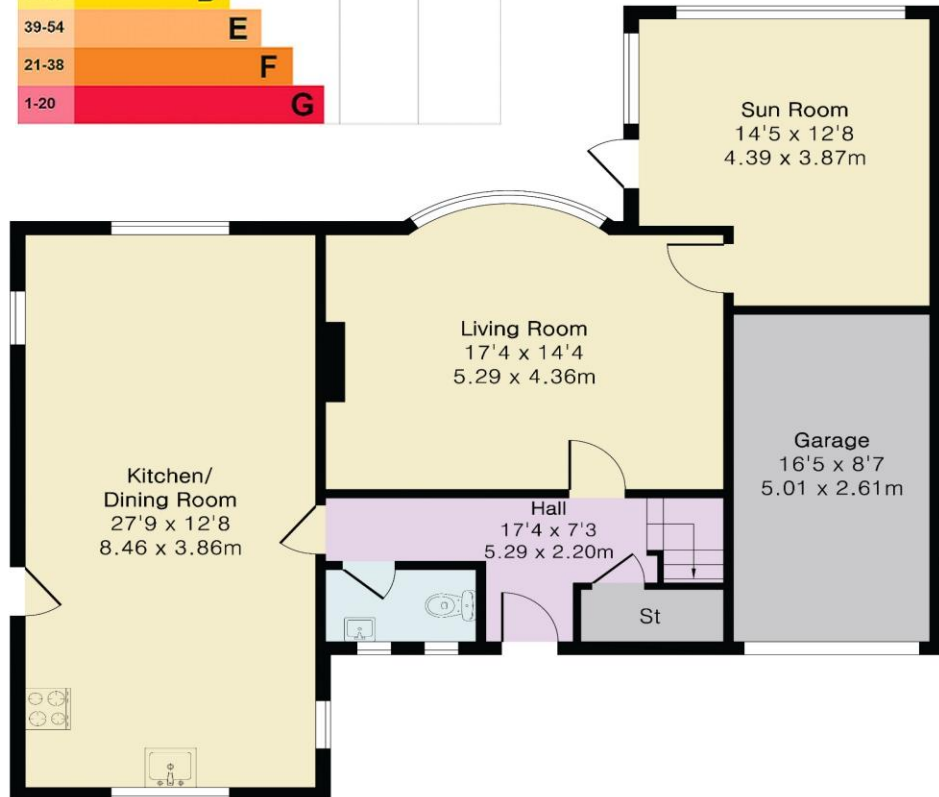
Garage Area 141 sq ft – 13 sq m

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

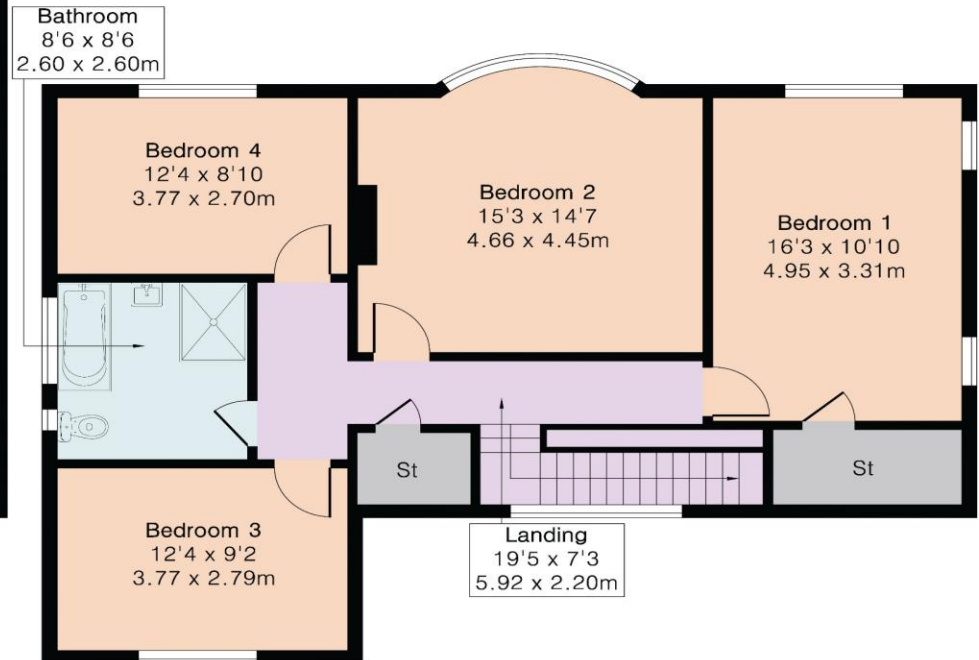
70 C

77 C

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



Ground Floor



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