



Green Close  
Brookmans Park AL9

# 22 Green Close Brookmans Park AL9 7ST

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**\*\*\* CHAIN FREE \*\*\***

We are delighted to offer this beautifully presented 4 bedroom townhouse, providing approximately 1,800 sq ft of bright, contemporary living space. Situated within the sought-after Green Close development in Brookmans Park, the property is just moments from the village green and the mainline BR station.

Arranged over three floors, the accommodation comprises a spacious reception room, luxury kitchen/dining room, utility room, and guest cloakroom on the ground floor.

The first floor offers two generous double bedrooms, each benefiting from its own en-suite bathroom or shower room. On the second floor, the impressive principal bedroom suite features a large en-suite bathroom and a large separate dressing room, which could be turned back into the fourth bedroom if required.

The property has been finished to an exceptionally high standard, with a bespoke specification designed by the current owner, creating a stylish and well-appointed home throughout.

Externally, the home benefits from a south-facing patio garden, off-street parking to the front, and a garage en-bloc

.Ideally located in the heart of Brookmans Park village, the property is conveniently positioned for the mainline station with direct services into Moorgate, as well as a variety of local shops, cafés, and restaurants. Leisure facilities including Brookmans Park Golf Club and Tennis Club are also close by, along with an abundance of open green spaces perfect for scenic walks.

The area is well served by highly regarded schools including Brookmans Park Primary School, Chancellor's School, and Queenswood Girls' School, with further excellent educational options available in neighbouring Potters Bar.





























Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Approximate Gross Internal Area 1811 sq ft - 169 sq m

Ground Floor Area 665 sq ft – 62 sq m

First Floor Area 620 sq ft – 58 sq m

Second Floor Area 526 sq ft – 49 sq m

**Local Authority:**  
Welwyn & Hatfield  
**Council Tax Band:** F  
**Tenure:** 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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