



Upland Drive
Brookmans Park AL9

30 Uplands Drive Brookmans Park AL9 6PT

A truly exceptional six-bedroom detached residence, crafted to an outstanding specification and arranged over three impressive floors, offering generous and beautifully appointed living space throughout.

The ground floor welcomes you with an elegant entrance hall, complemented by a stylish cloakroom, bespoke boot room, utility room, and a refined living room. This leads seamlessly into a spectacular open-plan kitchen/family space, thoughtfully designed for modern living and entertaining. Featuring high-end fully integrated appliances, a striking vaulted skylight ceiling, and expansive bi-folding doors opening onto the patio, this space perfectly blends indoor and outdoor living.

The first floor hosts four well-proportioned bedrooms, two of which benefit from luxurious en suite facilities, alongside a contemporary family bathroom. The second floor provides a stunning principal suite with a vaulted ceiling and en suite, in addition to a further spacious bedroom/dressing and a large landing area.

Externally, the property is approached via a private driveway with electric double gates, offering ample parking for multiple vehicles, and side access to beautifully landscaped, west-facing gardens extending to approximately 80ft with a detached annex incorporating a gym, WC, and custom-built bar, complete with integrated ceiling speakers and air conditioning (heating and cooling). This remarkable home is finished to an exceptional standard, featuring underfloor heating, high-quality tiling, and premium fixtures and fittings throughout.

Ideally situated on a sought-after turning on the edge of Brookmans Park, Upland Drive is within easy walking distance of the village centre, offering a selection of shops, cafés, restaurants, and a mainline rail service providing direct access into London.

Additional features include:

- Smart home lighting system (Philips Hue) illuminating the front, sides and rear of the property, as well as the kitchen/day room and annex bar/gym area
 - Automated electric blinds installed throughout the home
 - EV charging point
- LED motion lighting fitted within all wardrobes, dressing room and shoe room
 - Bespoke dressing area with custom-made dressing table and dedicated shoe room
- Secure electric double gated entrance with generous driveway parking for up to six vehicles
 - Detached annex with gym, WC and bespoke bar, featuring integrated ceiling speakers and air-conditioning with heating and cooling















































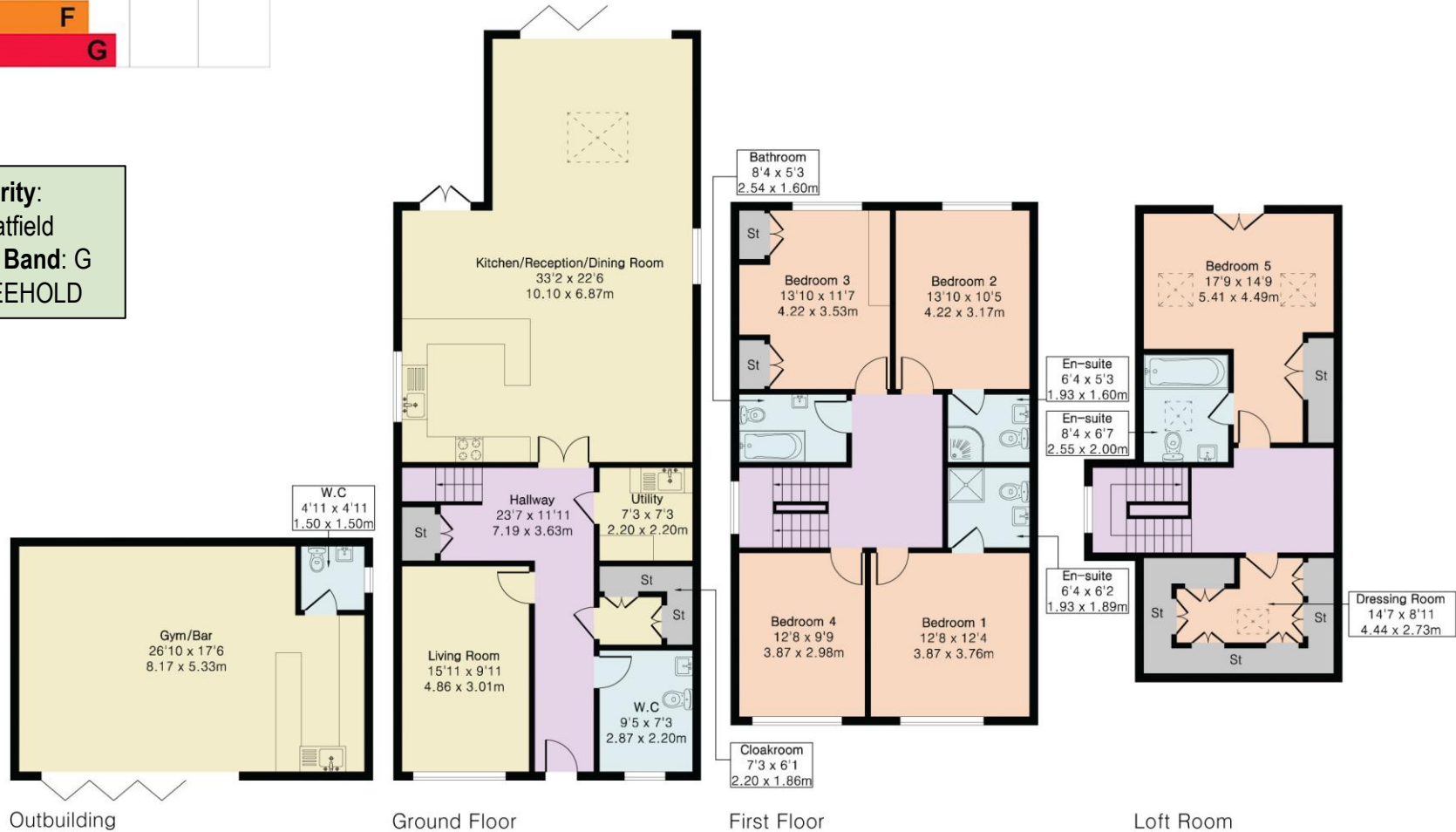
Approximate Gross Internal Area 2624 sq ft - 243 sq m (Excluding Outbuilding)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor Area 1188 sq ft – 110 sq m
 First Floor Area 885 sq ft – 82 sq m
 Loft Room Area 551 sq ft – 51 sq m
 Outbuilding Area 469 sq ft – 44 sq m

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

