



Warrengate Road
North Mymms AL9

64 Warrengate Road

North Mymms AL9 7TY

Situated in Warrengate Road, this impressive extended chalet-style bungalow offers generous and versatile accommodation arranged over two floors, together with a large driveway, garage and fabulous rear garden.

Offering approximately 2,348 sq ft of gross internal accommodation, excluding the garage and summer house/outbuilding, the property provides an excellent balance of spacious living areas and well-proportioned bedrooms, making it an ideal home for families or those looking for flexible accommodation.

The ground floor provides a welcoming entrance hall, a bright and generously sized living room, separate dining room, kitchen with central island, three bedrooms and a family bathroom. The accommodation flows particularly well and offers a variety of reception spaces, providing plenty of scope for both everyday family life and entertaining.

To the first floor are two further bedrooms, including a spacious principal bedroom with dressing room, along with a bathroom and en-suite facilities, providing an excellent degree of privacy and flexibility for family members or guests.

Externally, the property is complemented by a large driveway providing ample off-road parking and access to the garage. To the rear is a fabulous garden, offering a wonderful outdoor space for relaxing, entertaining and family enjoyment. The garden is further enhanced by a separate summer house/outbuilding, providing useful additional space that could suit a home office, hobby room or garden retreat.

Warrengate Road is situated in the highly regarded North Mymms area of Hertfordshire, enjoying an attractive semi-rural setting surrounded by open countryside, yet conveniently positioned for the popular village of Brookmans Park and the surrounding towns and villages.











































Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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.

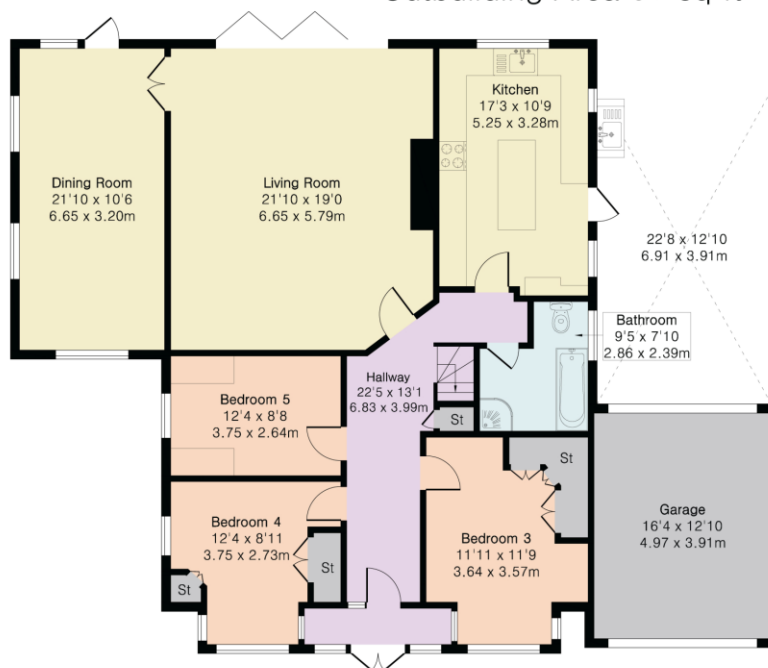
Approximate Gross Internal Area 2348 sq ft - 219 sq m (Excluding Garage & Outbuilding)

Ground Floor Area 1524 sq ft – 142 sq m

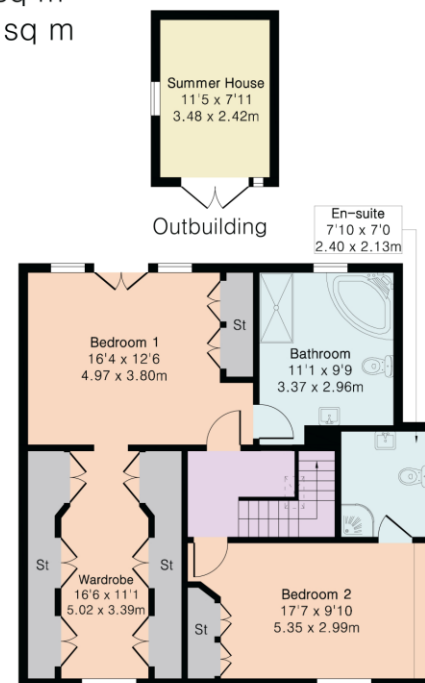
First Floor Area 824 sq ft – 77 sq m

Garage Area 209 sq ft – 19 sq m

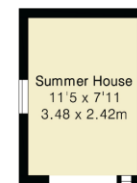
Outbuilding Area 91 sq ft – 8 sq m



Ground Floor



First Floor



Outbuilding



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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