



Upland Drive
Brookmans Park AL9



Malann, 4 Upland Drive, Brookmans Park AL9 6PS

*** CHAIN FREE ***

Set within one of Brookmans Park's premier private roads, this exceptional detached family residence has been fully modernised and refurbished to create a sophisticated yet welcoming home of approximately 3,121 sq ft.

Designed with an emphasis on light, space and effortless entertaining, the property offers a superb open-plan flow between its elegant reception, dining and kitchen spaces. Vaulted ceilings, generous glazing and bi-folding doors create a strong connection with the beautifully secluded, tree-lined gardens, while a bespoke kitchen with a granite island forms the heart of the home.

The accommodation offers four spacious double bedrooms, several benefiting from luxurious en-suite facilities, bespoke fitted wardrobes and attractive views across the garden. The principal bedroom provides an exceptional private retreat, featuring a striking vaulted ceiling, bespoke oriel window, generous dressing area and a beautifully appointed en-suite bathroom. Further versatility is provided by a fifth bedroom, currently utilised as an additional reception room.

Outside, the substantial wraparound garden provides a rare sense of privacy, with mature planting, porcelain-paved entertaining areas, a summer house with luxury hot tub, and a feature water garden. A further bright garden room offers excellent flexibility as a gym, home office or additional entertaining space.

Additional features include a garage, ample parking with a carriage driveway plus additional parking to the front of the property, a new electric vehicle charging point and full planning permission already approved for a loft extension.

Ideally positioned in highly desirable Brookmans Park, the property benefits from excellent transport links into London, including direct services to King's Cross in approximately 35 minutes, while the surrounding area offers beautiful countryside, Great Wood, Hatfield House, highly regarded schools, and the renowned Brookmans Park Golf Course and Tennis Club.

A rare combination of refined modern living, generous proportions and exceptional privacy, in one of Hertfordshire's most desirable residential locations.















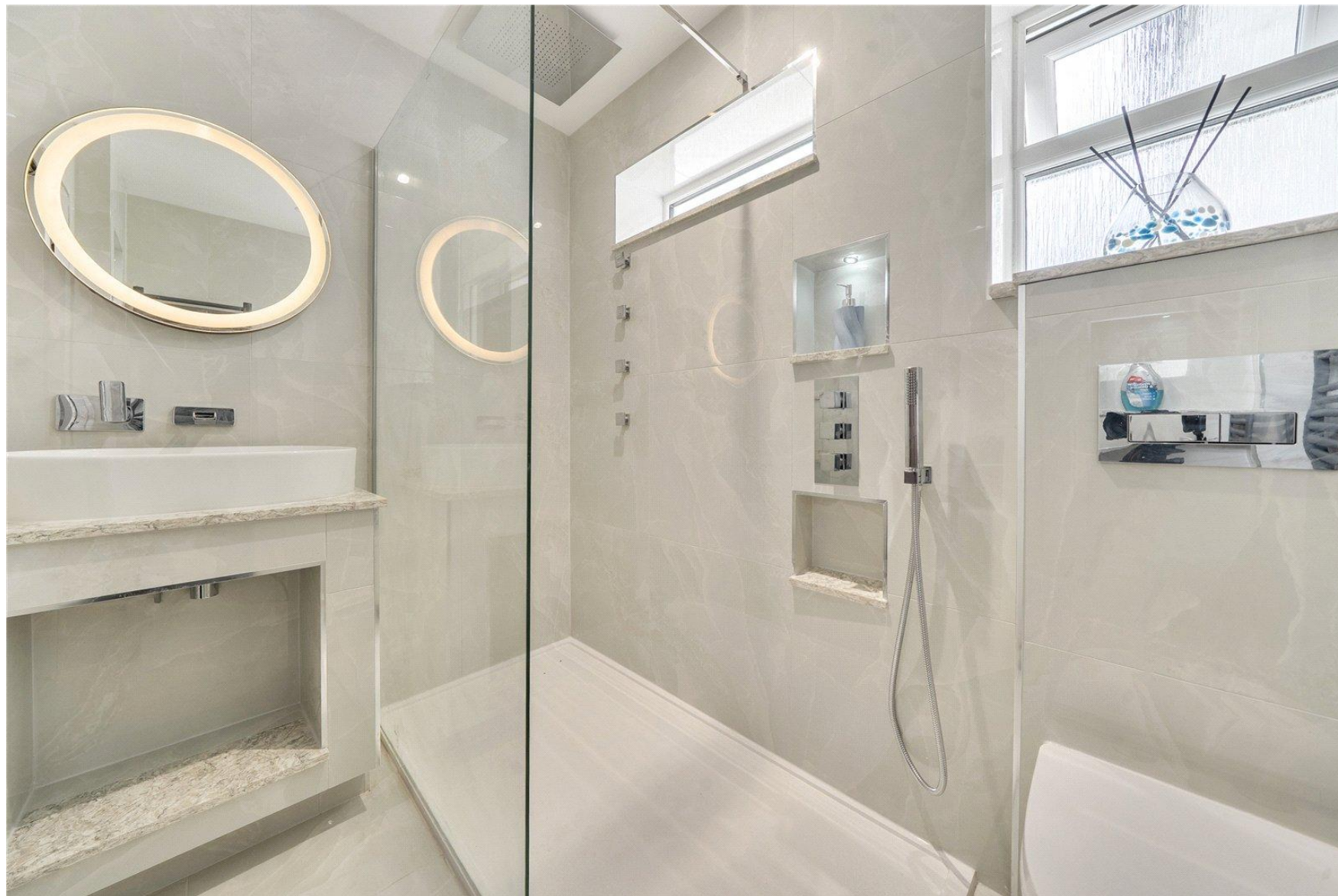


















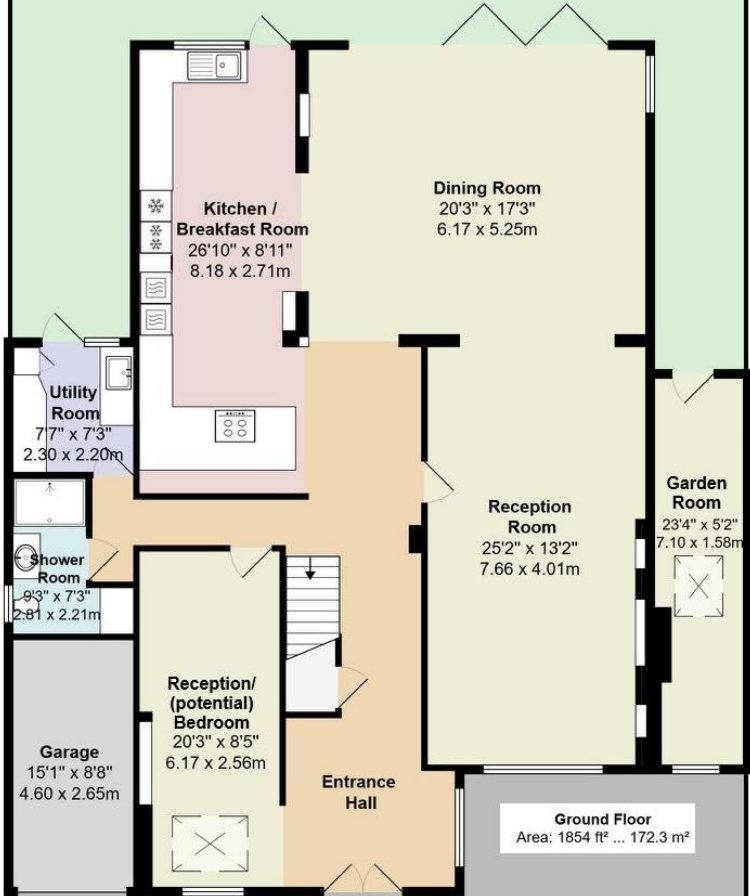
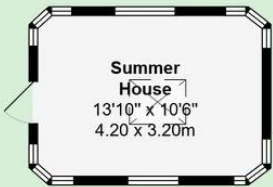




Local Authority:
Welwyn & Hatfield
Council Tax Band: G
Tenure: FREEHOLD



Garden
117'1" x 51'10"
35.70 x 15.80m



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		

82 B 84 B



First Floor
Area: 1267 ft² ... 117.7 m²

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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