



Pine Grove
Brookmans Park AL9 7BW

Pine Grove, Brookmans Park

This wonderful detached residence approached via a carriage driveway offers circa 3041 sq ft of modern, luxurious accommodation arranged over two floors.













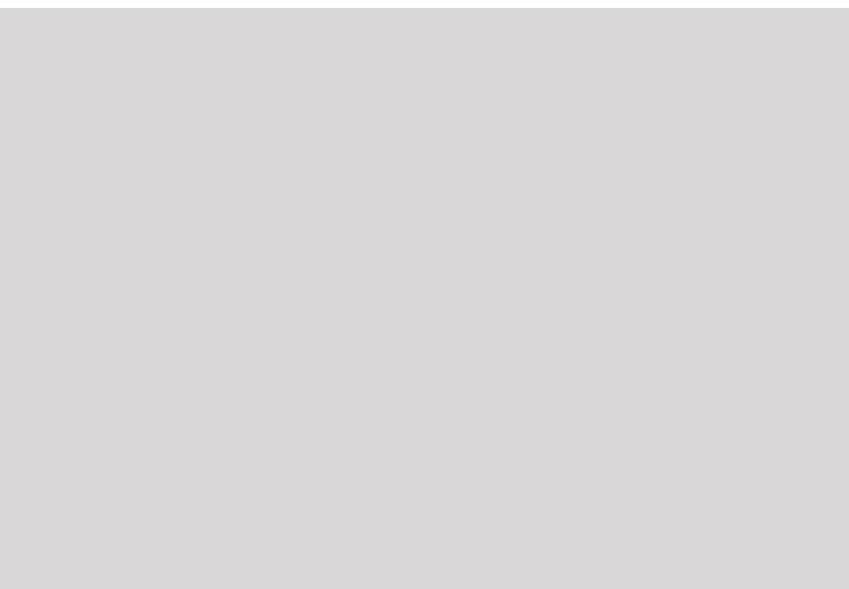


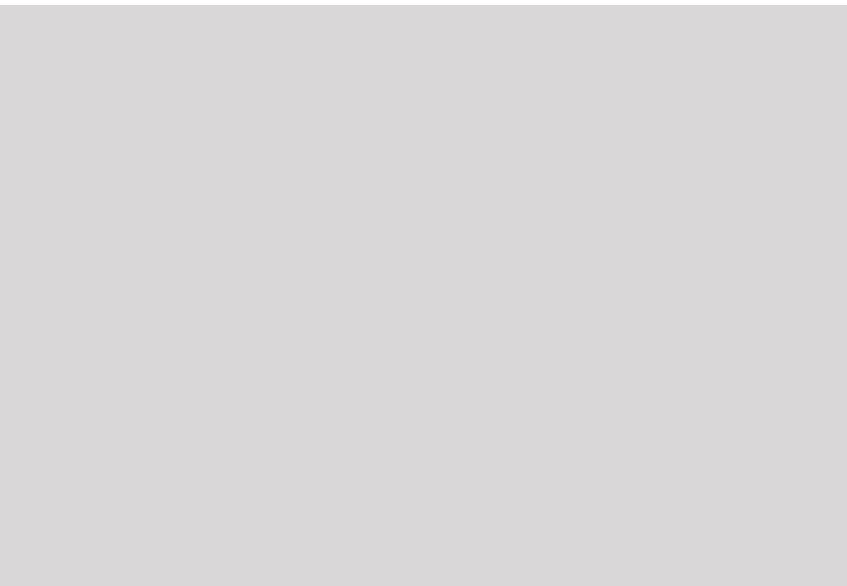
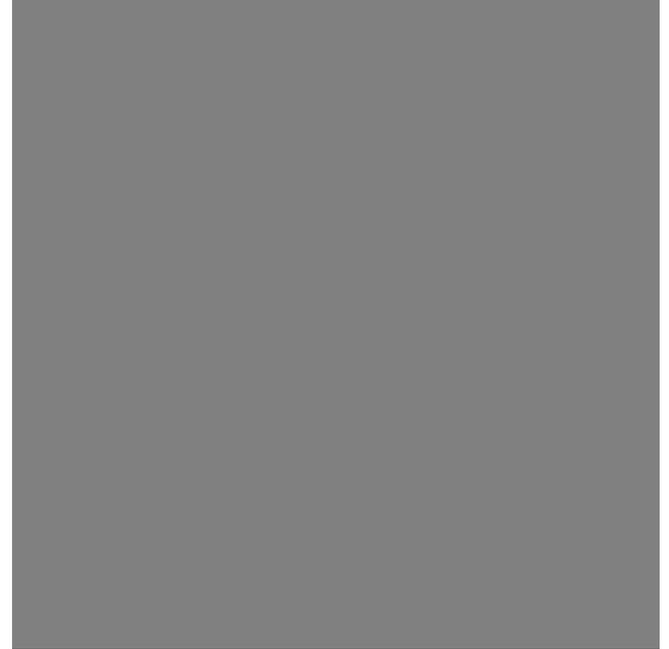
Pine Grove is a highly regarded location in Brookmans Park. The property is approximately 1 mile to the village green which provides an array of local shops, eateries, and mainline train station with direct access into London's Kings Cross and Moorgate (approximately 39 minutes) while the M25 and A1(M) are a short drive away. Brookmans Park Primary and Chancellors senior school are located in the village and are highly regarded.

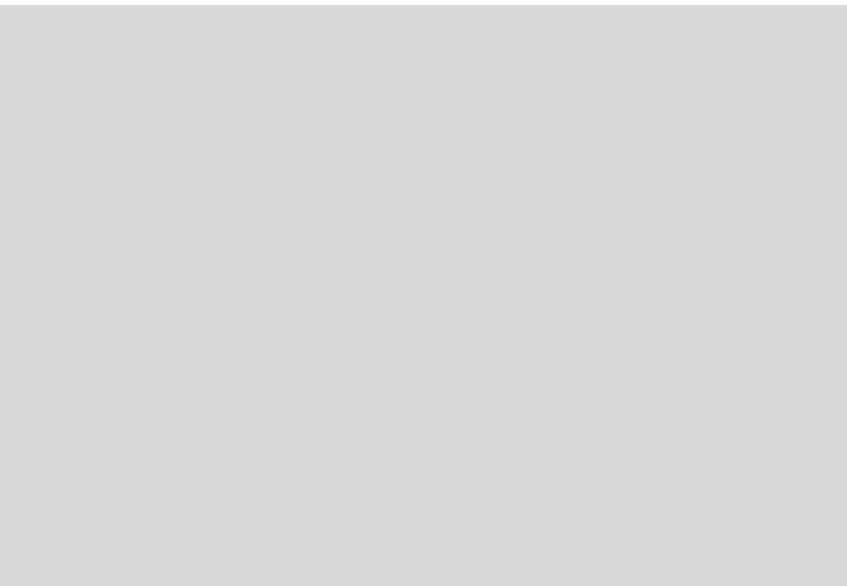
The ground floor comprises large welcoming hallway, three reception rooms, 33' kitchen/family room, utility and guest cloakroom. The first floor comprises four bedrooms all of which have en-suite facilities.

The beautiful rear garden has a paved seating area to the immediate rear with the remainder laid mainly to lawn. The rear of the garden has a covered decked seating area ideal for al fresco dining and entertaining and fabulous summerhouse with sauna and swimspa pool. The frontage is approached via a carriage driveway providing off street parking for several cars and allowing access to the integral garage.



















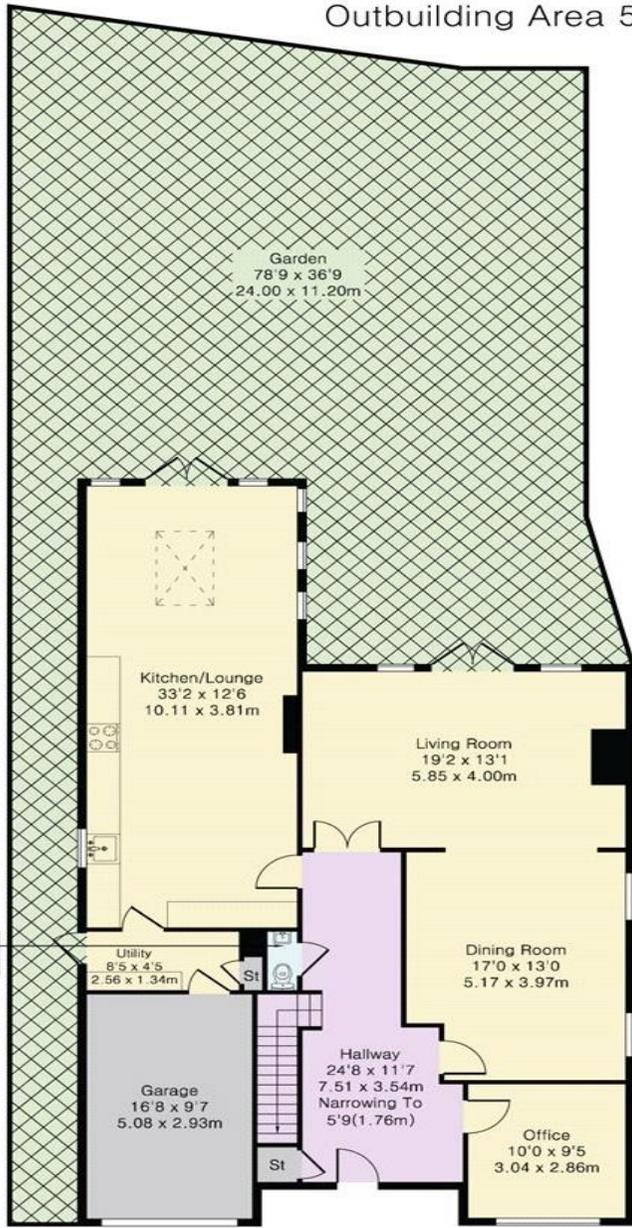
Approximate Gross Internal Area 3041 sq ft – 283 sq m
 Ground Floor Area 1436 sq ft – 133 sq m
 First Floor Area 1050 sq ft – 98 sq m
 Outbuilding Area 555 sq ft – 52 sq m

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

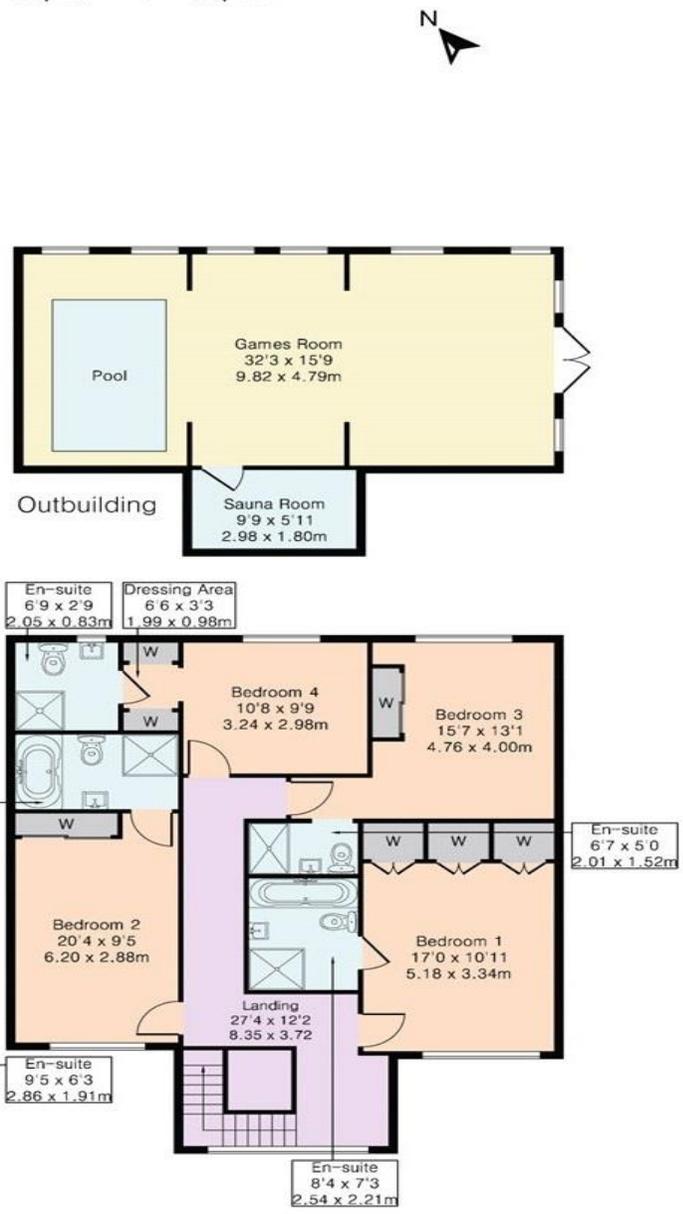
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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.



Ground Floor



First Floor





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