

**STATONS**

**Brookmans Avenue**

**Brookmans Park**





Brookmans Avenue  
Brookmans Park  
Hertfordshire  
AL9 7QG

Nestled in the heart of a picturesque Brookmans Park village, this stunning 5-bedroom period detached house is the epitome of charm and comfort. Boasting 2 spacious reception rooms, 3 modern bathrooms, and a total of 2,945 sq ft of living space, this unfurnished property offers a truly homely feel.

The property also features a well-maintained garden, off-street parking, and a garage, providing ample space for outdoor relaxation and convenient storage. Perfect for those seeking a peaceful and idyllic lifestyle, this property offers a rare opportunity to reside in a beautiful village setting while still enjoying easy access to nearby amenities and transportation links. Don't miss out on the chance to make this delightful property your new home.

COUNCIL TAX BAND H  
WELWYN & HATFIELD COUNCIL




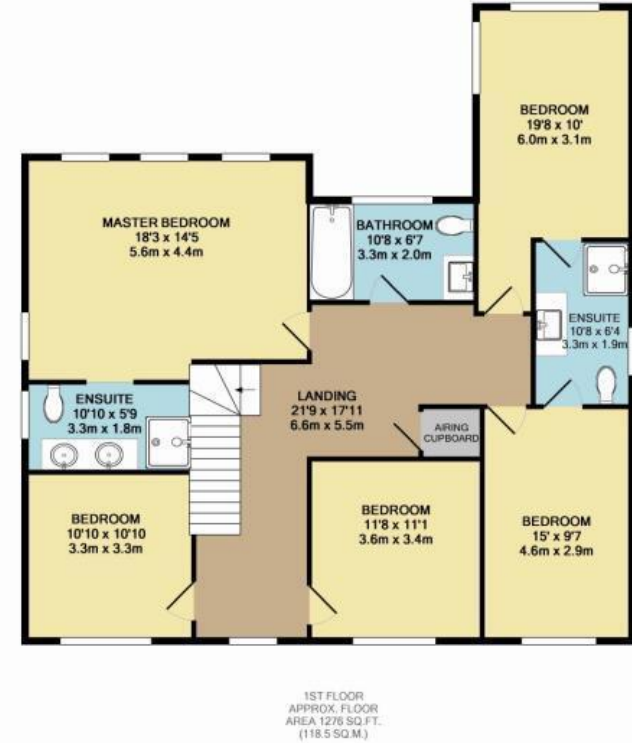
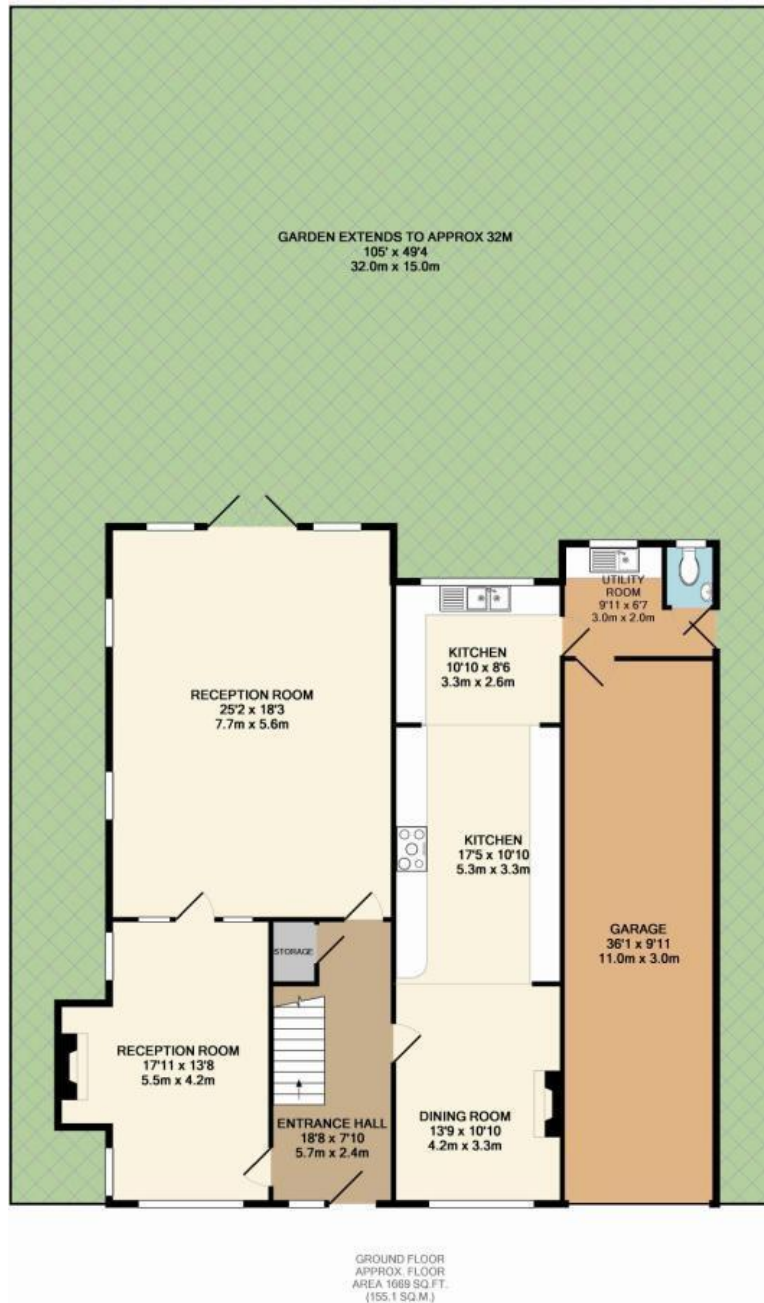








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 2945 SQ.FT. (273.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**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 size are approximate. All dimensions include wardrobe spaces where applicable.



# STATONS

**STATONS  
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