



Kentish Lane
Brookmans Park AL9 6NG

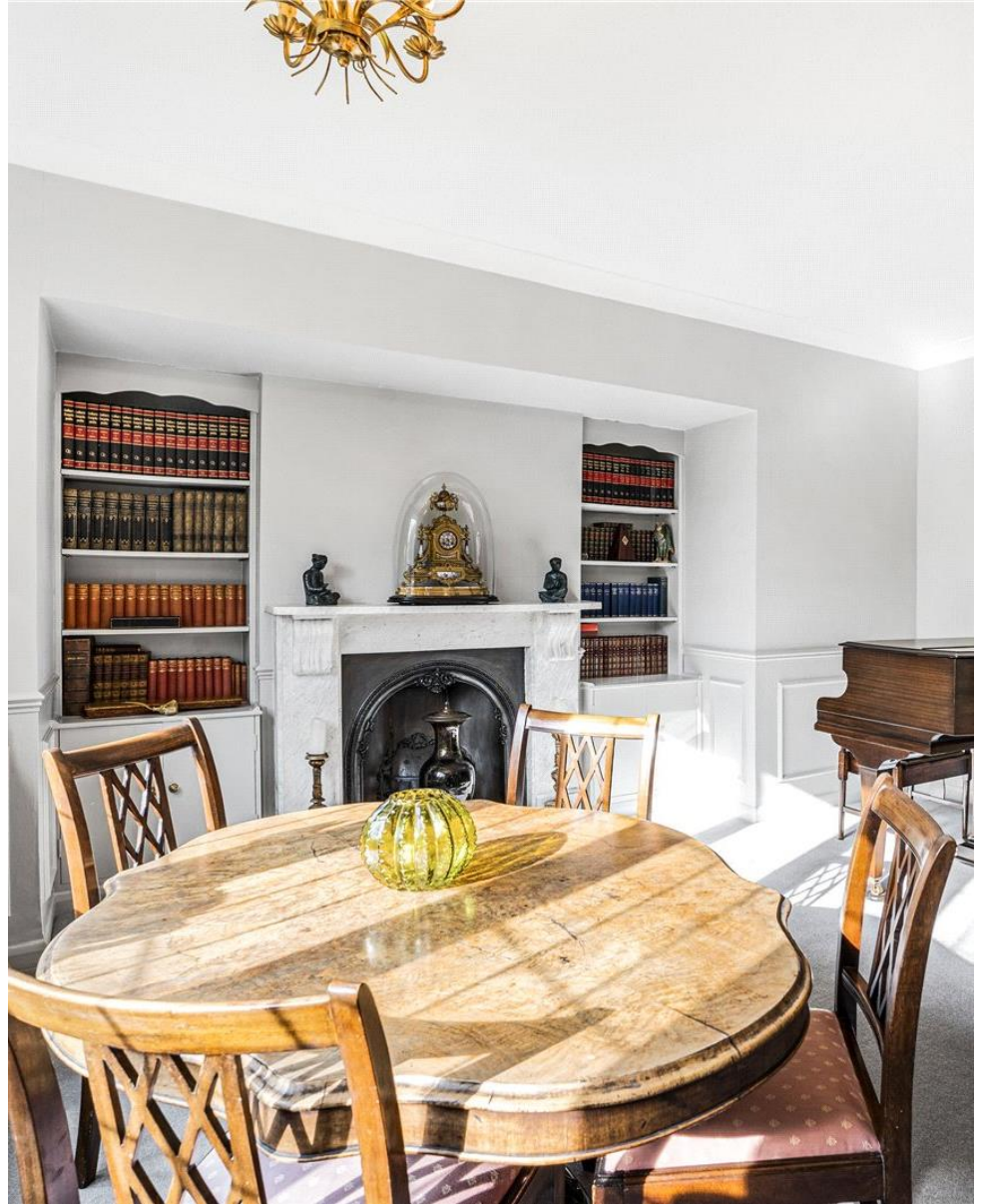
29 Kentish Lane, Brookmans Park AL9 6NG

- ❖ This wonderful detached residence located in one of Brookmans Park most desirable locations. Offering circa 2807 sq ft of versatile accommodation arranged over two floors, the property also boasts great scope to extend subject to planning permission.
- ❖ The accommodation comprises of welcoming and spacious reception hallway, fabulous open plan kitchen/breakfast/family room, sitting room, dining room, utility and guest cloakroom. The first floor offers five bedrooms with en-suite facilities to two of them and a family bathroom. The beautiful frontage is approached via a gated entrance with lots of street parking and also allows access to the double garage which is set back and to the side of the home, there are wonderful views of open countryside to the front of the home. The secluded rear garden has a paved seating area to the immediate rear, ideal for outdoor entertaining with the remainder laid mainly to lawn.
- ❖ Kentish Lane is one the area's most sought after locations. Brookmans Park itself is widely regarded as one of the most desirable places to live in Hertfordshire with its village atmosphere and unique homes. The larger town of Potters Bar (junction 24 on the M25) is within close proximity, offering an array of shopping and leisure facilities. Direct rail links into London Kings Cross and Moorgate stations are available from both Brookmans Park and Potters Bar.









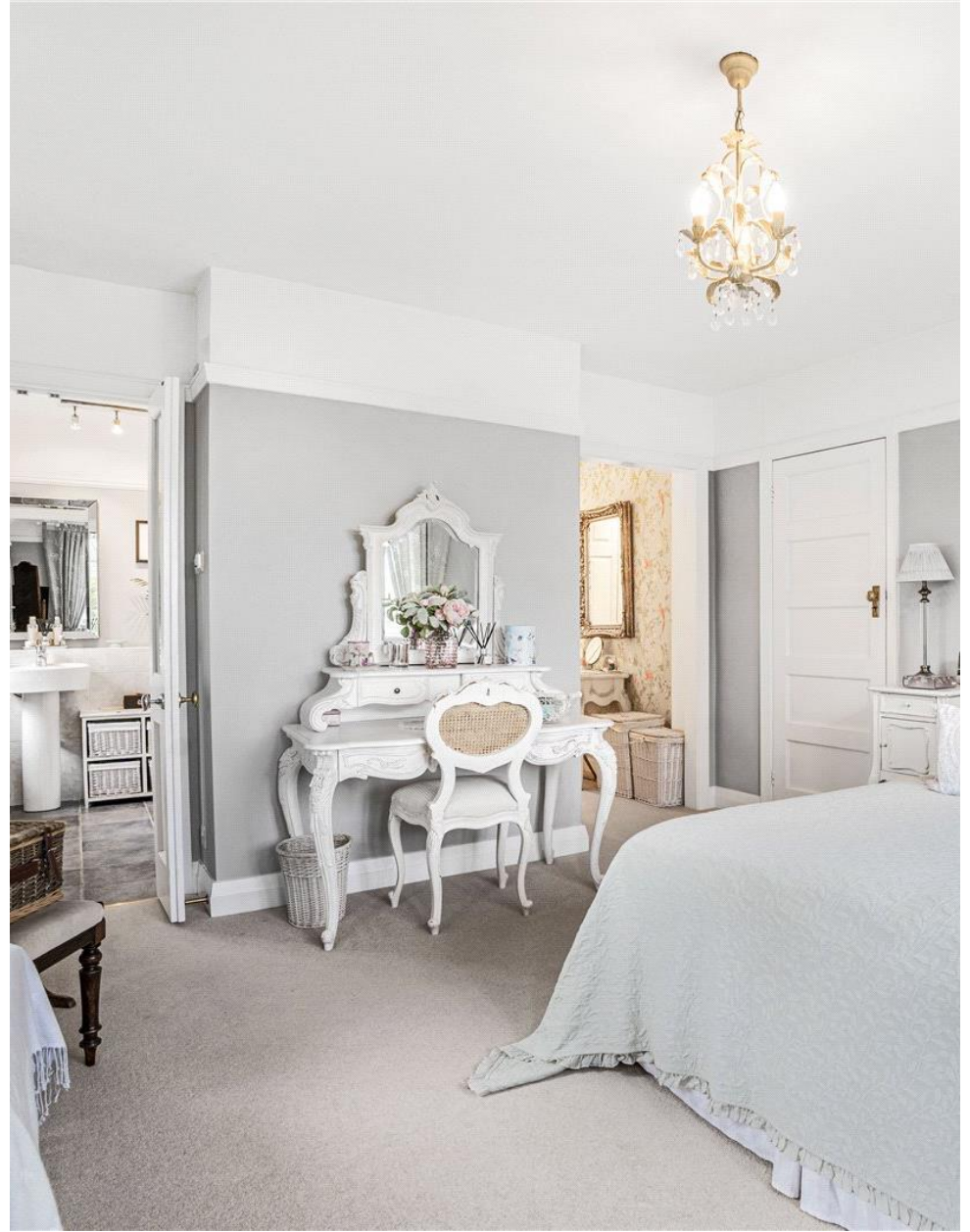






















Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area 2807 sq ft - 261 sq m

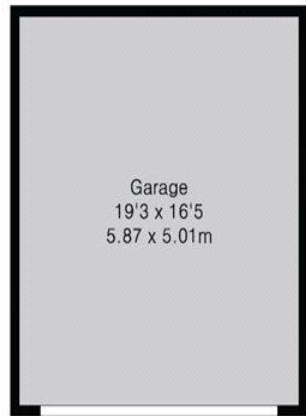
Ground Floor Area 1311 sq ft – 122 sq m

First Floor Area 1179 sq ft – 110 sq m

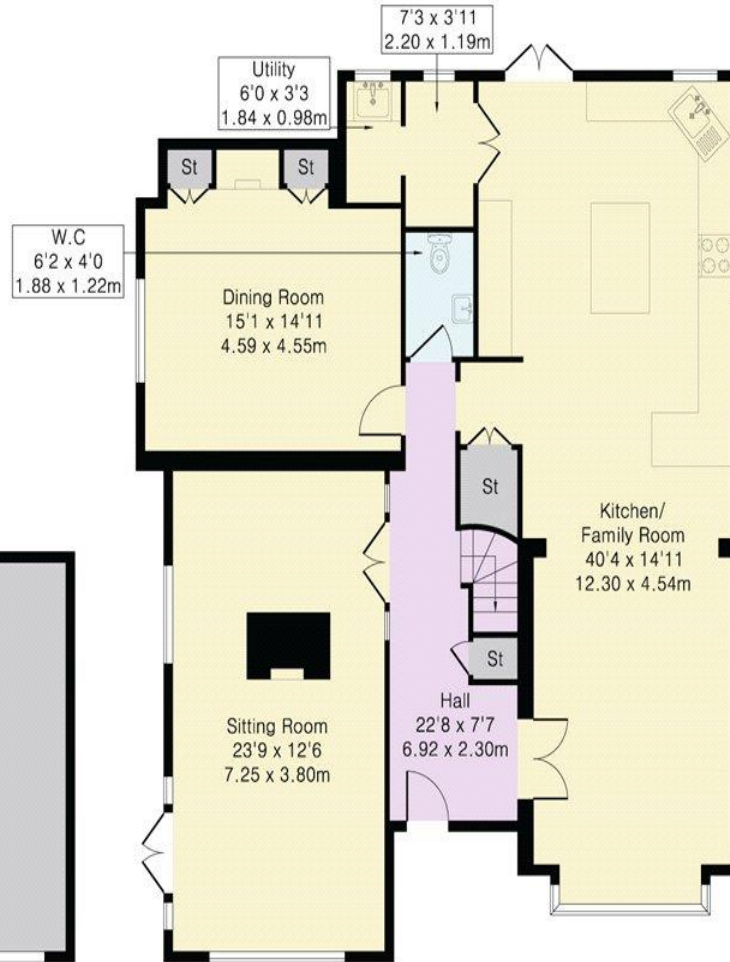
Garage Area 317 sq ft – 29 sq m



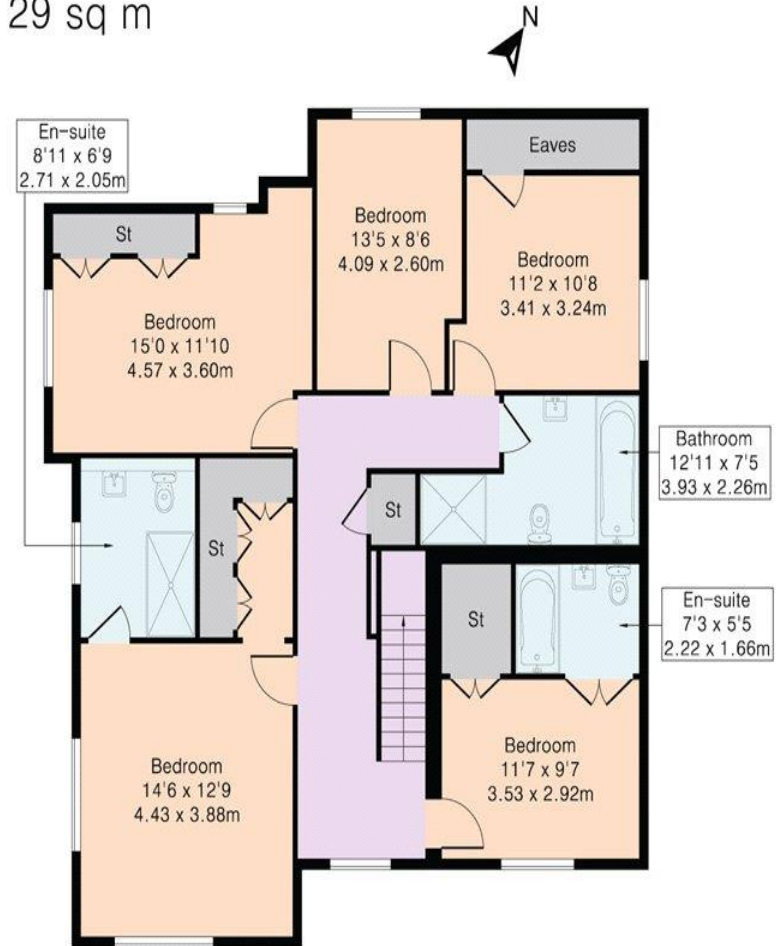
Local Authority:
Welwyn & Hatfield
Council Tax Band: H
FREEHOLD



Garage



Ground Floor



First Floor

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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