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Swanland Road
North Mymms

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BROOKMANS
PARK
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Swanland Road, North Mymms AL9 7TG

This wonderful detached residence offering circa 3196 sq ft of accommodation incorporating a self-contained annexe.

To the ground floor there is a reception hallway, wonderful 35' open plan kitchen/family room, guest cloak room and in the annexe, there is a spacious lounge, kitchen/diner, bedroom, bathroom and guest cloakroom. On the first floor there are four double bedrooms with en-suite to the principal bedroom and a family bathroom.

The rear garden has a decked and paved seating areas ideal for outdoor entertaining with the remainder laid mainly to lawn. The frontage is laid mainly to paving.

This semi-rural location is a short drive from Brookmans Park village. The closest railway stations are at Welham Green, Brookmans Park and Potters Bar, wonderful local schools. 'Colney Fields' retail park is circa 10-minute drive away.





love



























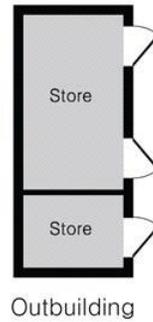
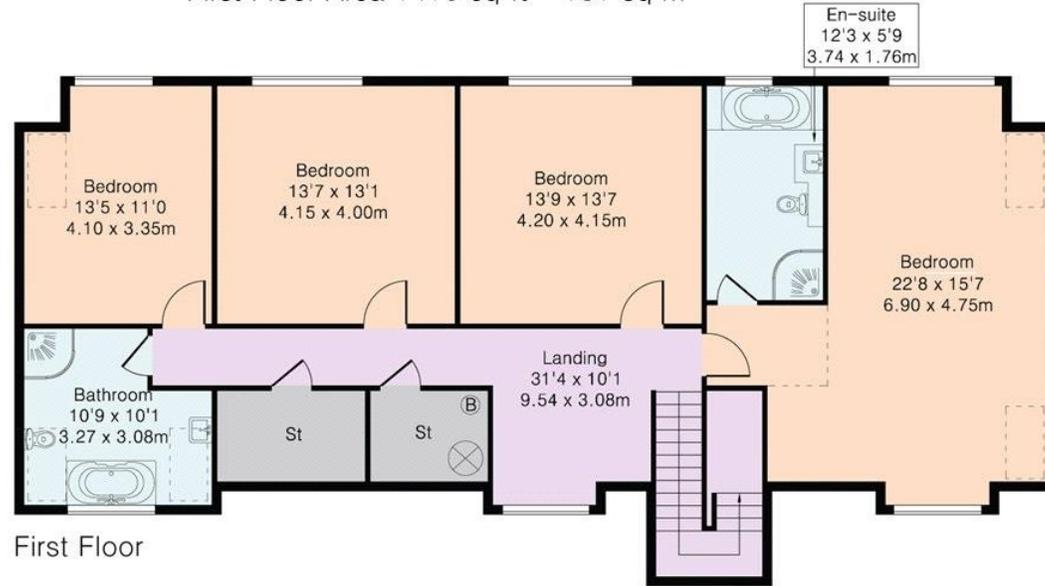


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Local Authority:
Welwyn & Hatfield
Council Tax Band: G
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 3196 sq ft – 297 sq m
Ground Floor Area 1786 sq ft – 166 sq m
First Floor Area 1410 sq ft – 131 sq m





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