



Kentish Lane,
Brookmans Park AL9 6NG

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❖ NO ONWARD CHAIN. This wonderful five bedroom detached residence is situated on one of Brookmans Park most sought after locations, offering circa 2578 sq ft of stylish and versatile accommodation arranged over two floors.

❖ Set behind electric security gates the accommodation comprises to the ground floor large reception hallway, four reception rooms, beautiful kitchen with pantry, utility room and a shower room. On the first floor there are five bedrooms, two of which enjoy en-suite facilities and a family bathroom. The mature rear garden measures approx. 120' in length and has a paved seating area to the immediate rear ideal for al fresco dining and outdoor entertaining with the remainder laid mainly to lawn. The frontage provides ample off street parking for several cars and allows access to the garage.

























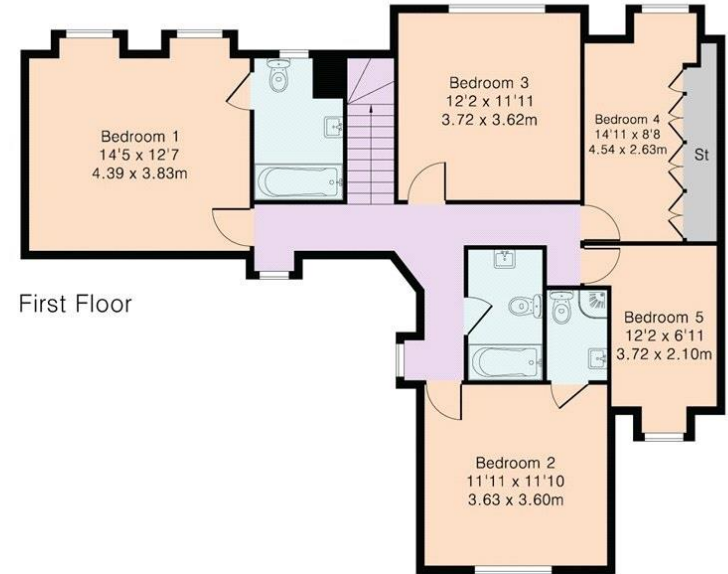


Local Authority:
 Welwyn & Hatfield Borough Council
Council Tax Band: H
 FREEHOLD

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | 67 | |
| (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 2578 sq ft – 240 sq m
 Ground Floor Area 1620 sq ft – 151 sq m
 First Floor Area 958 sq ft – 89 sq m



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.



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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