

Bluebridge Road

Brookmans Park

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Bluebridge Road
Brookmans Park
Herts
AL9 7SA

Offering circa 2200 sq ft of versatile accommodation this fabulous family home benefits from, to the ground floor spacious reception hallway two reception rooms a fabulous and modern kitchen/family room, utility and guest cloakroom.

On the first floor there are four bedrooms with en suite to the principal bedroom as well as a family bathroom. The large rear garden has a paved seating area to the immediate rear ideal for al fresco dining and entertaining with the remainder laid mainly to lawn. The frontage is mainly laid to paving providing off street parking for several cars and allowing access to the garage.

Situated a short distance from the village centre, where there are a variety of excellent local shops including traditional butchers, bakers and fishmongers as well as post office and restaurants. Brookmans Park mainline rail station provides a direct link into London Moorgate and Kings Cross via Finsbury Park (approximately 37 minutes)

Welwyn & Hatfield

Council Tax Band G



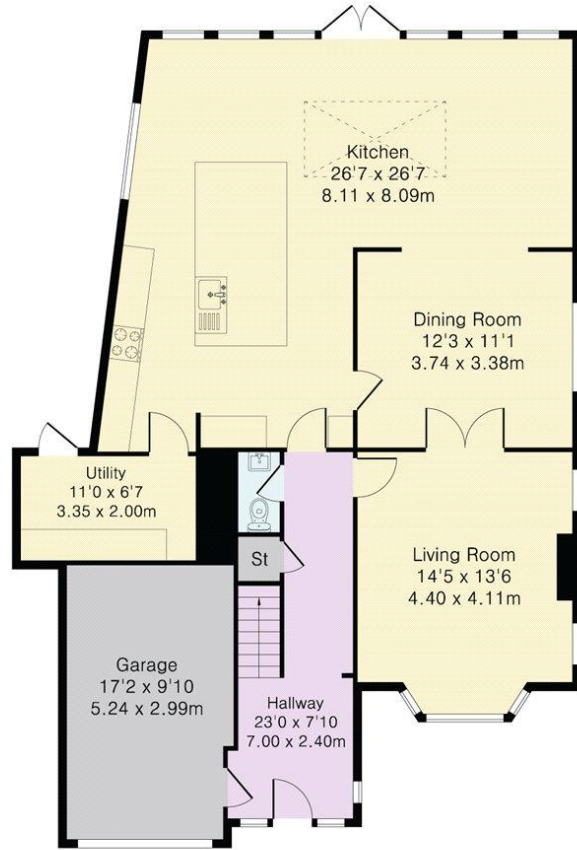




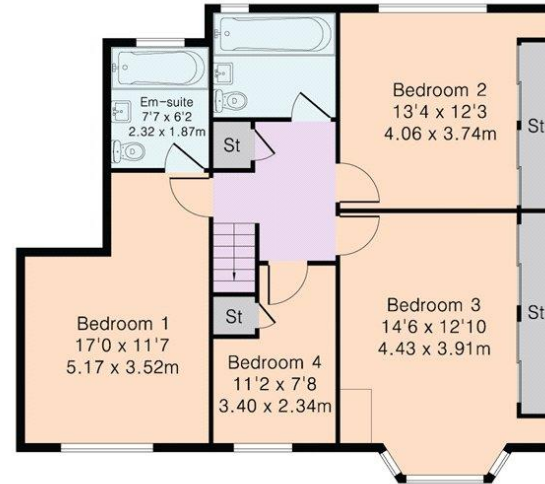





Approximate Gross Internal Area 2191 sq ft – 203 sq m
 Ground Floor Area 1383 sq ft – 128 sq m
 First Floor Area 808 sq ft – 75 sq m



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	69	
(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 

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