



Kentish Lane

Brookmans Park, Herts, AL9 6NG



47 Kentish Lane

This fabulous five bedroom detached family home is situated in one of the area's most prestigious roads and offers versatile well proportioned accommodation with the added benefit of a self contained one bedroom annex.

To the ground floor there is a welcoming spacious reception hallway, two reception rooms, study, conservatory, kitchen and utility room and guest cloakroom.

On the first floor there are five bedrooms with en suite bathroom and balcony to the principal bedroom. Bedroom two has an ensuite shower room, three further bedrooms and a family bathroom.

Externally the property is approached via a large gated driveway providing off street parking for several cars and allows access to the detached double garage and annex.

The stunning secluded rear garden measures approximately 1.5 acres and is mainly laid to lawn with a wonderful variety of mature shrubs and fruit trees and pond.







Location

Kentish Lane is one of 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 to London Kings Cross and Moorgate stations are available from both Brookmans Park and Potters Bar.

Local Authority: Welwyn & Hatfield

Council Tax Band: H

Tenure: Freehold

To make an appointment please contact Paul Brown at our Prime Sales Office on paul@statons.com or 07867 510540



















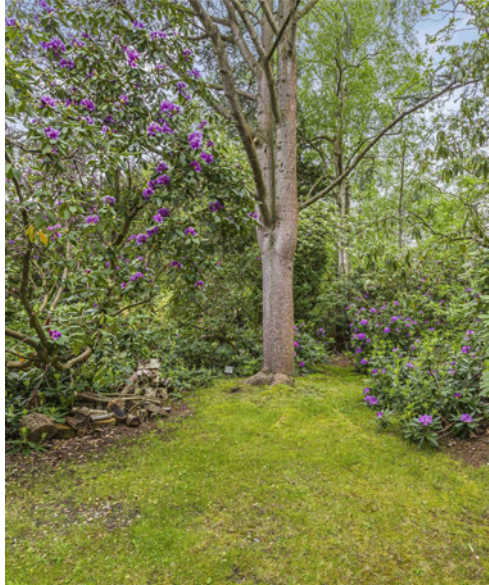
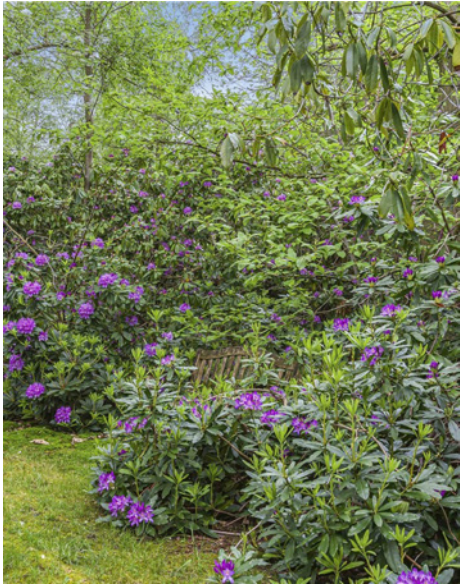
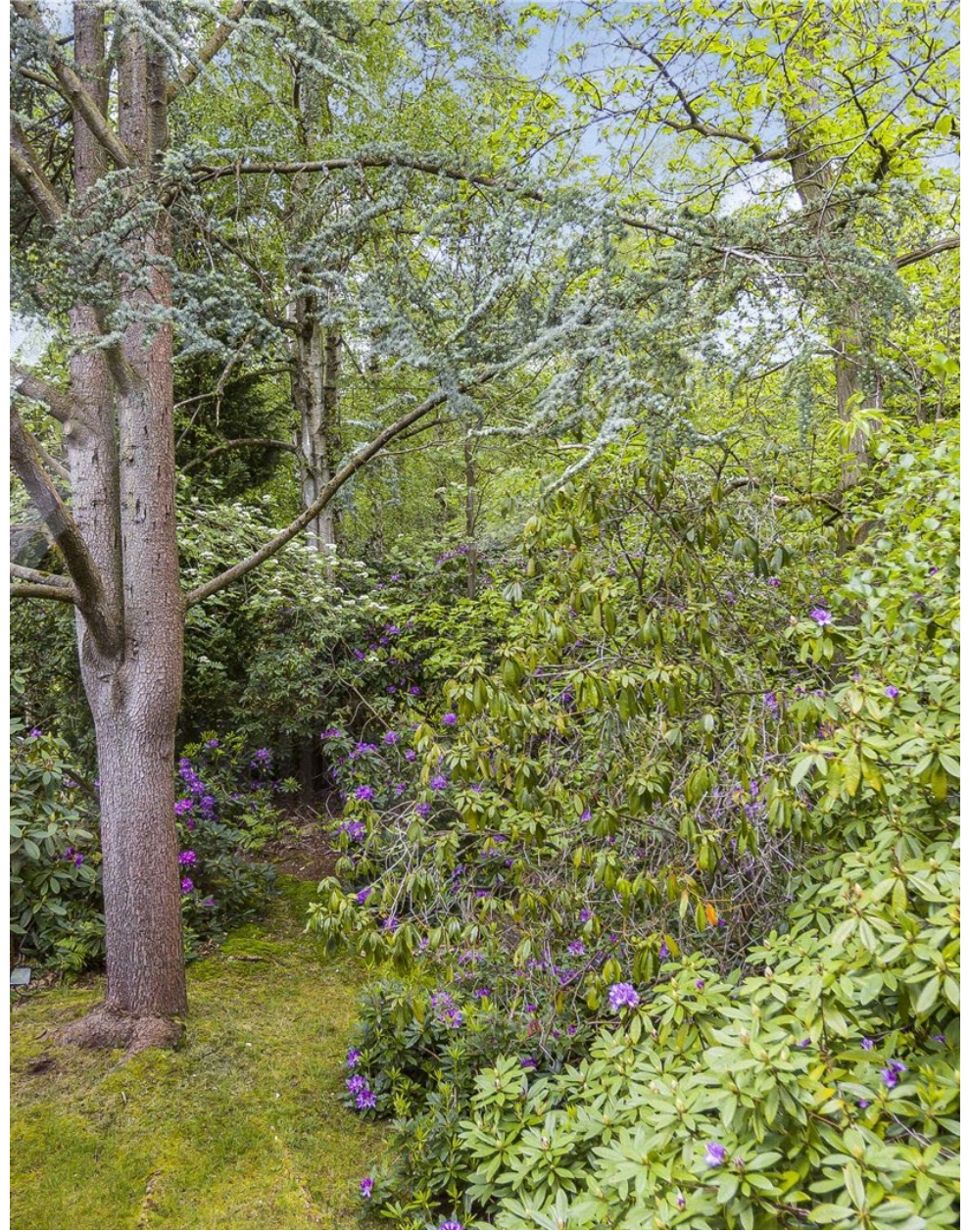


Self Contained Annex

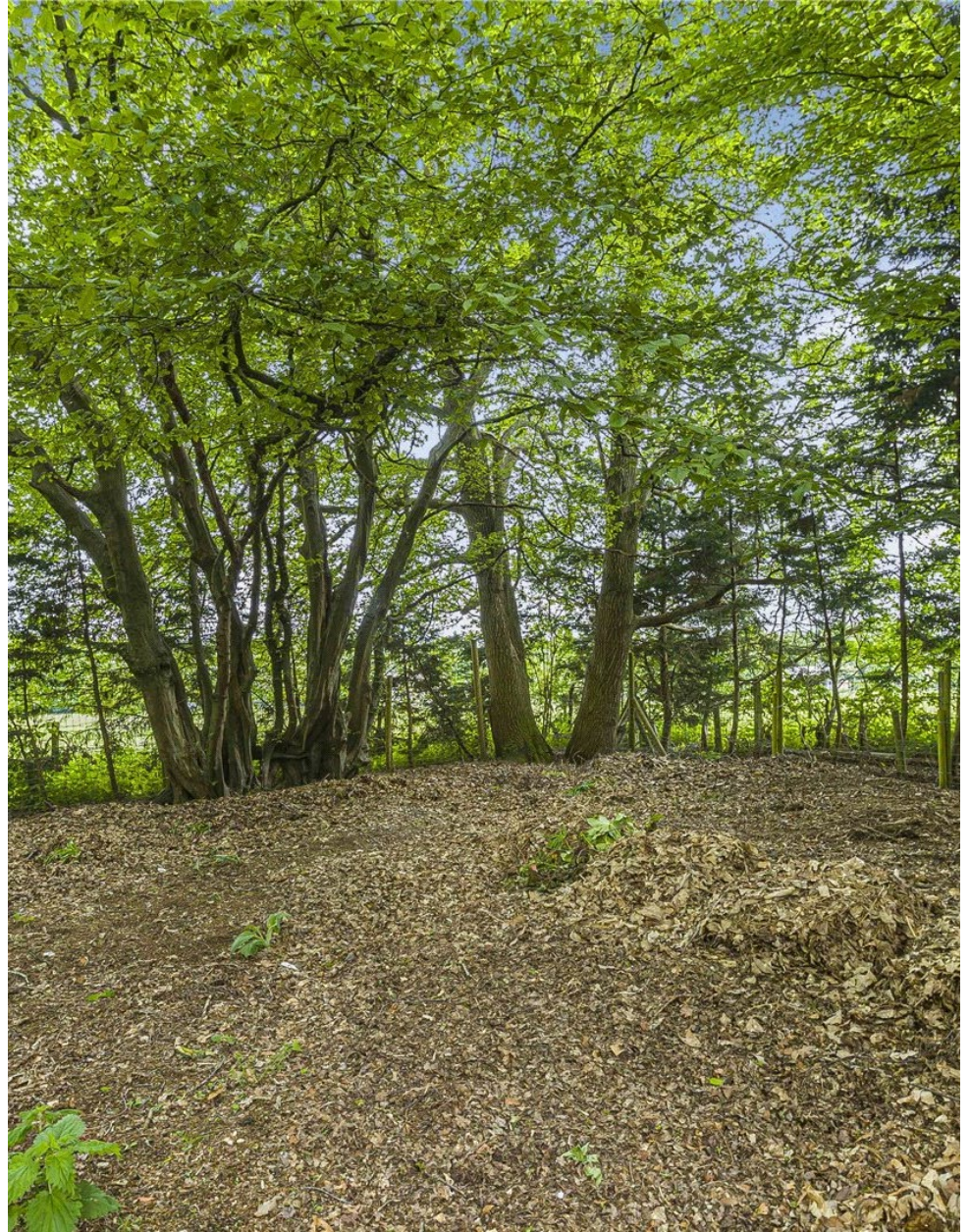


















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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