



Mymms Drive,
Brookmans Park AL9 7AE

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❖ NO ONWARD CHAIN. This wonderful five bedroom detached residence boasts circa 3000 sq ft of versatile, modern living accommodation arranged over two floors and located on one of Brookmans Park most sought after locations.

❖ The ground floor comprises spacious reception hallway, lounge, family room, gym, wonderful open plan kitchen/diner, utility and guest cloakroom. On the first floor there are five bedrooms with the principal enjoying dressing room and en suite facilities. There are four further bedrooms with one also having an en-suite and a family bathroom. The wonderful frontage is approached via a carriage driveway providing off street parking for several cars and allowing access to the integral garage. The low maintenance rear garden has a paved seating area to the immediate rear with a further seating area to the rear corner, the remainder is laid mainly to lawn.

❖ The location is perfect for both country village life and easy commuting. It is in close proximity of the village shops, fantastic schools and station with direct rail links into London Kings Cross and Moorgate Stations (approximately 37 minutes). The M25 and A1(M) are a short drive away.































Brookmans
Park Office

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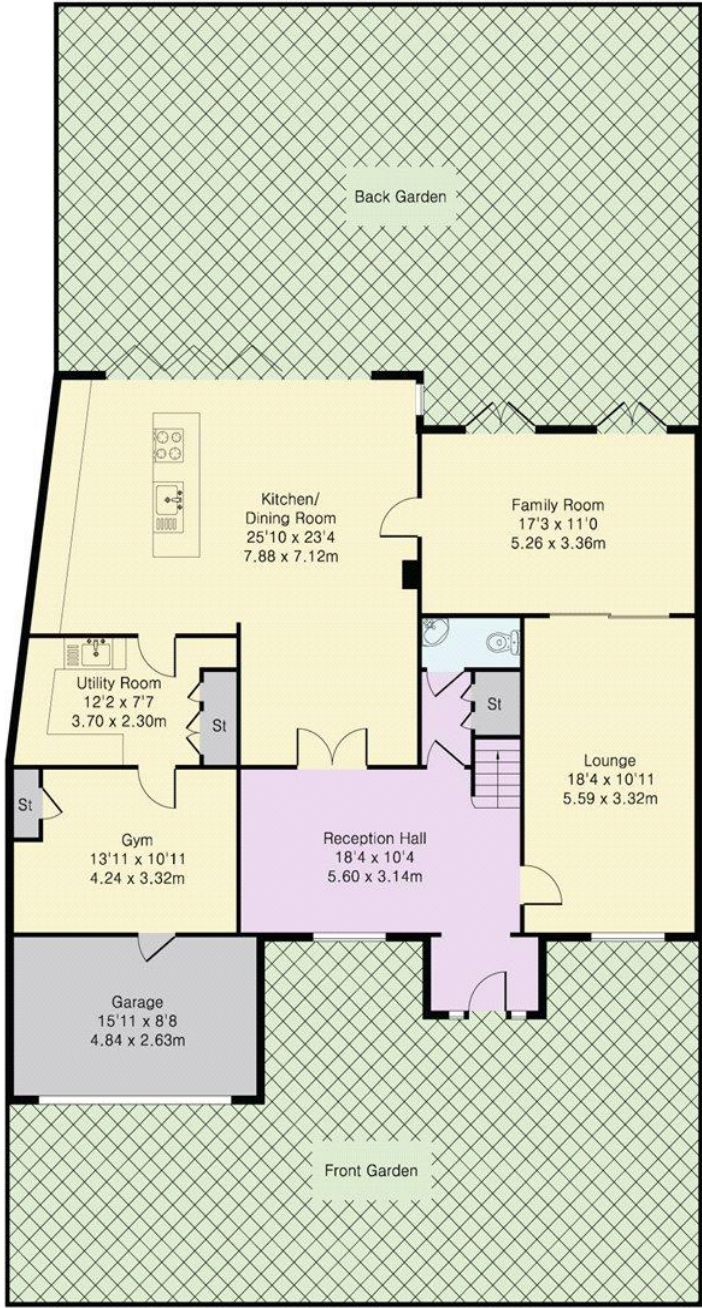
STATONS
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Local Authority:
 Welwyn & Hatfield
Council Tax Band: G
 FREEHOLD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	82
(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	

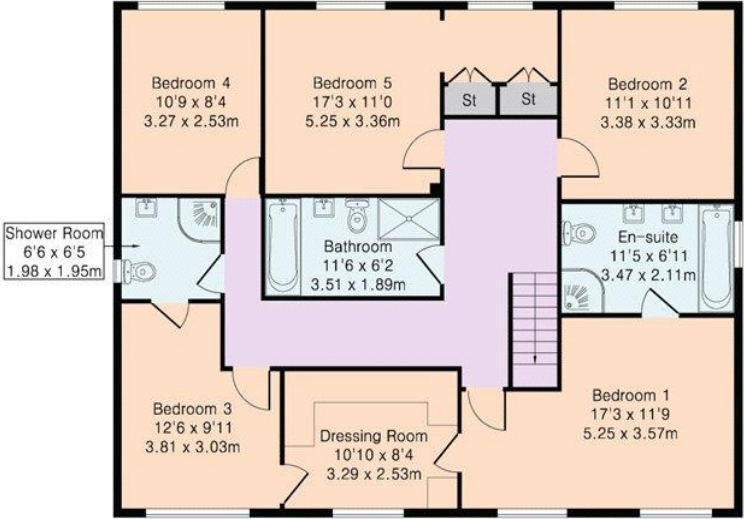


DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold 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.



Ground Floor

Approximate Gross Internal Area 2927 sq ft – 272 sq m
 Ground Floor Area 1660 sq ft – 154 sq m
 First Floor Area 1267 sq ft – 118 sq m



First Floor