



Mymmms Drive

Brookmans Park, Hertfordshire, AL9 7AF





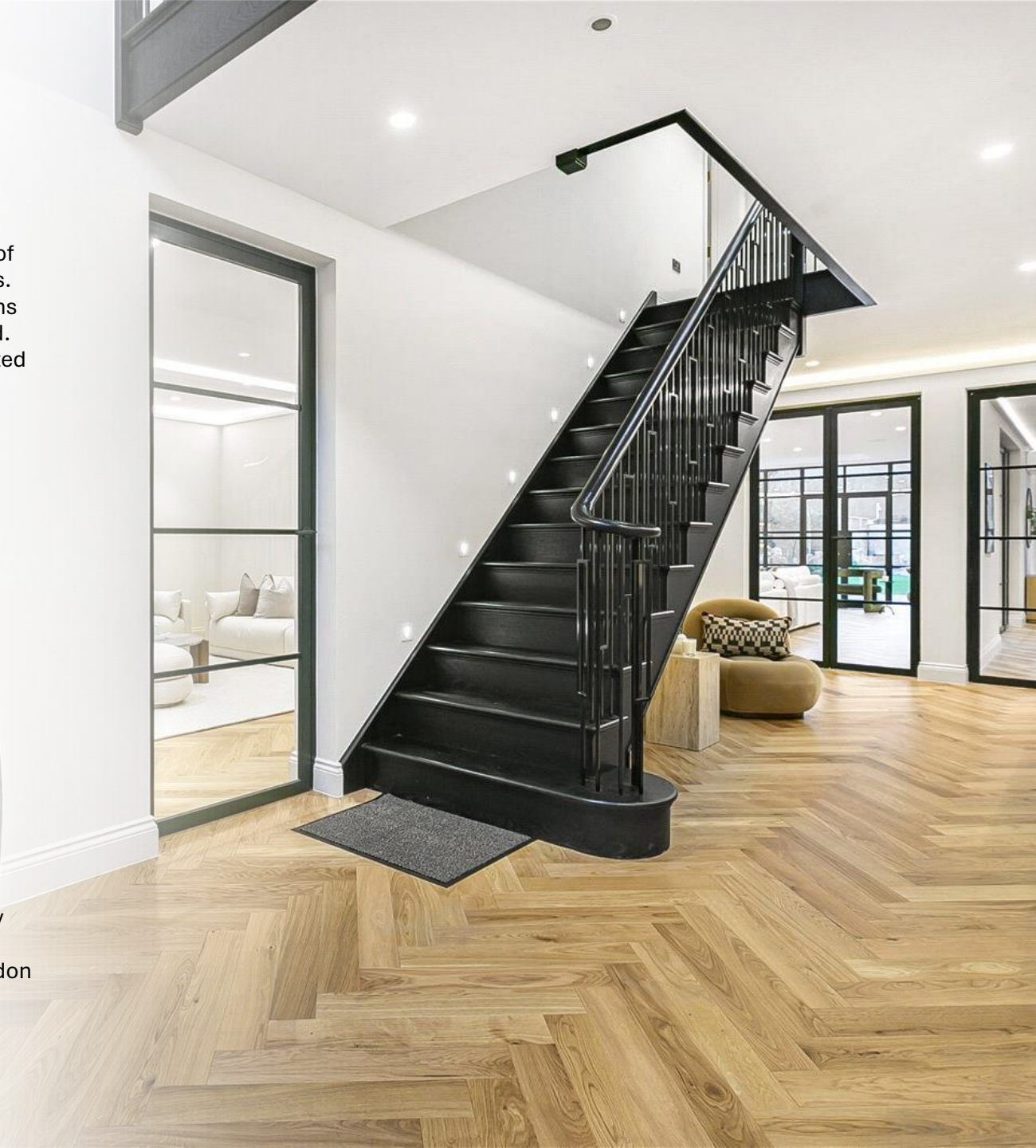
Mymmms Drive

This spectacular newly constructed smart home has been built to the highest specifications offering circa 6291 sq ft of opulent, stylish accommodation arranged over three floors. Located behind electric security gates on one of Brookmans Park most desirable locations backing onto Gobions Wood. This is truly a special home that can only be fully appreciated via an internal viewing.

Features of this amazing home include;

- Solid oak herringbone flooring
- Six bedrooms all with en-suite facilities
- Electric security gates and CCTV
- Spectacular 39' cinema room
- Sonos system
- High ceilings
- 10 year warranty
- Interconnecting super room
- A rated EPC rating
- Principal bedroom suite with private roof terrace
- Bespoke German kitchen
- Heated swimming pool
- Under floor heating
- Air-source heat pump and solar panels
- Manicured garden with irrigation system
- Electric car charging point

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.









































Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	94	95
(81-91)	B		
(69-80)	C		
(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	

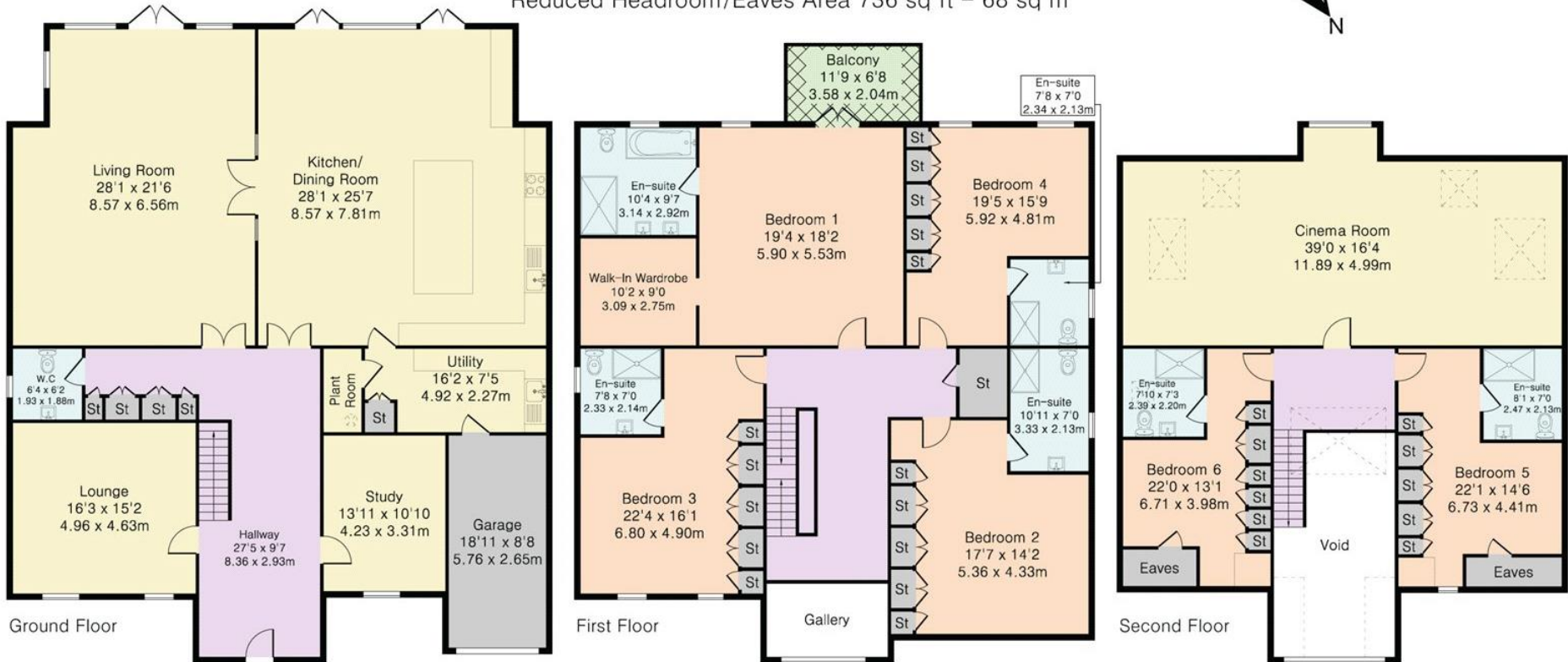
**Approximate Gross Internal Area 6291 sq ft - 585 sq m
(Excluding Garage & Excluding Void/Gallery)**

Ground Floor Area 2373 sq ft – 220 sq m

First Floor Area 1871 sq ft – 175 sq m

Second Floor Area 1311 sq ft – 122 sq m

Reduced Headroom/Eaves Area 736 sq ft – 68 sq m





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