

STATONS



Calder Avenue

Brookmans Park



Calder Avenue
Brookmans Park
Hertfordshire
AL9 7AH

This fabulous four-bedroom link detached residence located on a corner plot offers circa 2143 sq ft of accommodation.

PLEASE NOTE THE PROPERTY IS UNFURNISHED

The ground floor comprises spacious reception hallway, three reception rooms, kitchen, utility and guest cloakroom. On the first floor there are four bedrooms with en suite to principal bedroom and a family bathroom. The lovely rear garden has a paved seating area to the immediate rear with the remainder laid mainly to lawn, the garden further wraps round to the side of the house. The frontage consists of a carriage driveway that provides off street parking and also allows access to the garage.

Welwyn & Hatfield - Council Tax Band G

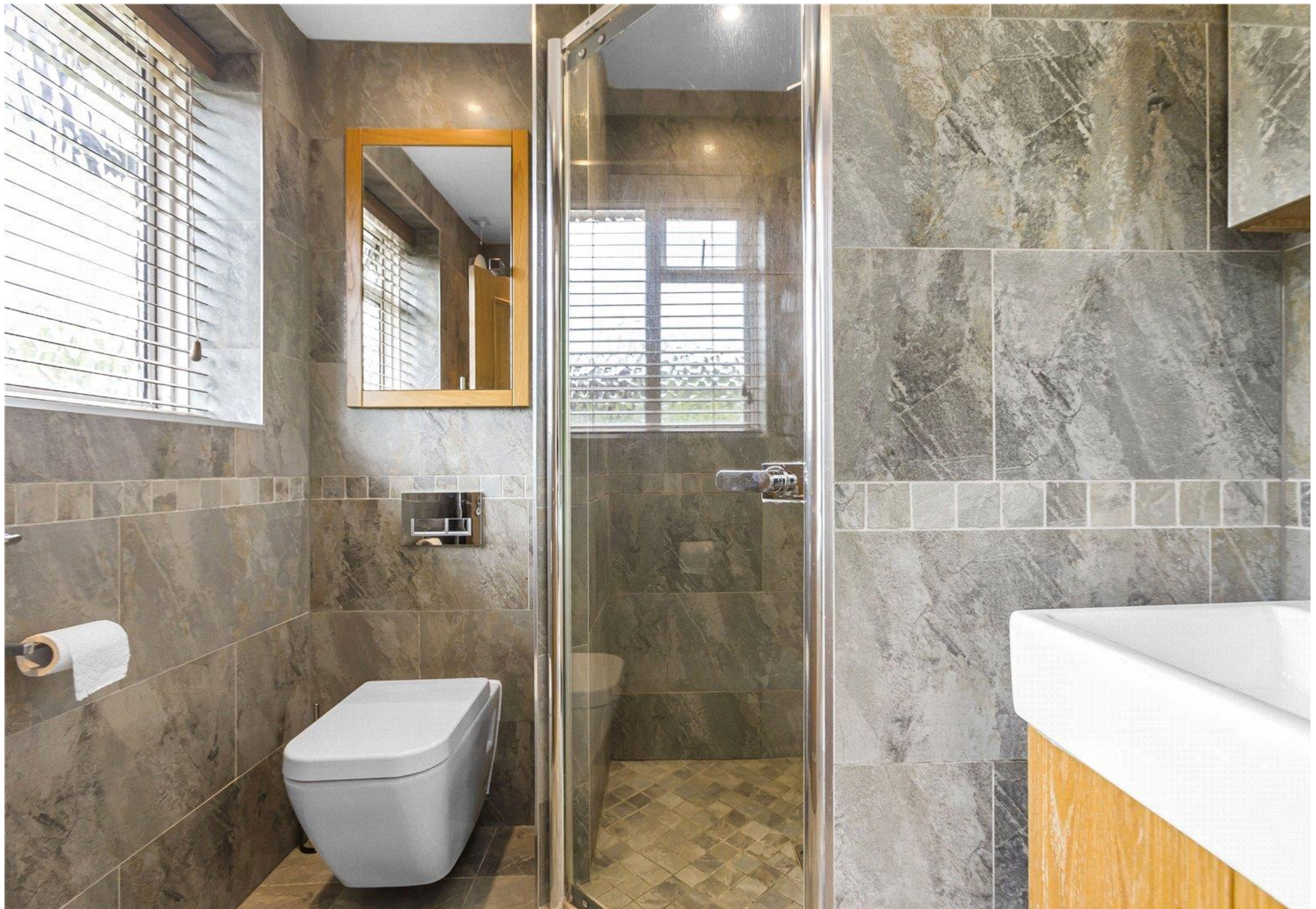


















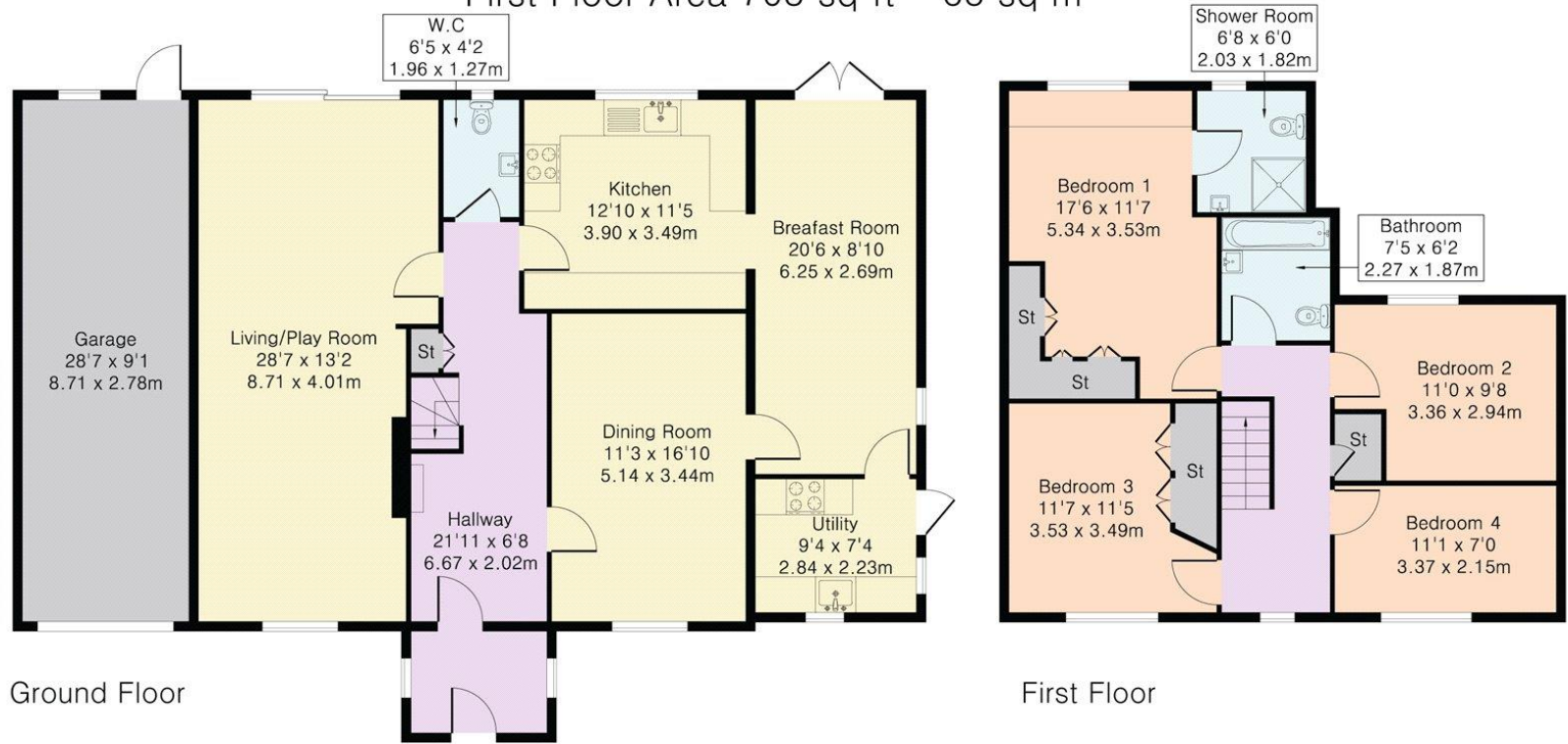








Approximate Gross Internal Area 2143 sq ft – 199 sq m
 Ground Floor Area 1440 sq ft – 134 sq m
 First Floor Area 703 sq ft – 65 sq m



Ground Floor

First Floor

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

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 size are approximate. All dimensions include wardrobe spaces where applicable.

STATONS

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**1 HADLEY PARADE
HIGH STREET
BARNET
HERTS
EN5 5SX**

letting.office@statons.com

020 8441 9796

