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PINE GROVE



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prime

unparalleled elegance
four bedroom family residence

*brookmans park
al9 7bw*

a truly wonderful family home. this stunning, four bedroom, detached residence is situated in the heart of brookmans park, offering a secluded setting in one of the area's most prestigious roads, whilst spanning in excess of 3,100 square feet of luxury living space, teasing the very best of fabulous living accommodation.



OVERVIEW:

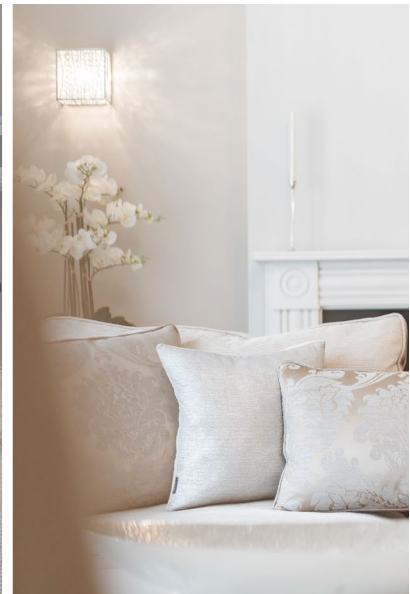
- four bedrooms
 - four en-suites
 - spa facilities, with 14ft swim spa and infra red sauna
 - detached family residence
 - two reception rooms and guest w/c
 - situated nearby to chancellors school - the areas most prestigious education facility
 - hand painted, fully integrated kitchen with quartz worktops
 - sweeping driveway and garage
 - beautifully manicured and well maintained gardens
-

the home offers ample off street parking via a block paved driveway, not to mention a garage at the front which can be accessed from the front of the home, otherwise through a door in the ground floor utility room.

the ground floor consists of a welcoming large entrance hall which is fitted with original solid wood parquet flooring, which leads to a study room, a large lounge/dining area and an open plan kitchen diner which welcomes plenty of light through both double doors at the rear and a skylight.

the kitchen is fully integrated and boasts spotlights throughout, quartz worktops and has been professionally hand painted.





four double bedrooms occupy the first floor, with all four fitted with the luxury of an ensuite, which have italian tiles and chrome fixtures and fittings throughout.



access to the garden is through the tv/family room, and double doors in the lounge, where the well-maintained outdoor area offers a wealth of beauty from established planting, lawns and a large patio - to a professionally built out building which features a games room, and private spa facilities, currently housing a 14ft swim spa and an infra red sauna.

A MESSAGE FROM THE SELLERS:

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"it has been 25 years of very happy memories, raising our two children in a very safe and friendly place. we had the advantage of living close to chancellors school, where both our children attended and achieved very good results and have now both got extremely good careers, of which we are very proud! there is a great sense of community in the village and particularly here in pine grove, where we know most of the neighbours. we will take with us, when we leave, an abundance of very happy memories and will miss the village, community and neighbour friends we have made along the way."



LOCATION:

pine grove is in a highly convenient and accessible location, being surrounded by excellent transport links, open spaces, local facilities and schools. those needing to travel have easy access to welham green and brookman's park stations, which are on the great northern line offering regular services in and out of london. the m25 and m1 are also close by for drivers. schools are also plentiful and within easy access, giving options for primary and secondary education in both the state and private sector. the area has plenty of shopping, entertainment and leisure facilities with green spaces available at bedwell park, oakmere and the big park at hatfield - among many others.



valuable information

EDUCATION:

primary schools:

- 🎓 brookmans park primary school
(1.6miles away) - ofsted rated good
- 🎓 little heath primary school
(1.7miles away) - ofsted rated good
- 🎓 northaw church of england primary
and nursery school
(2.5miles away) - ofsted rated good

secondary schools:

- 🎓 chancellor's school
(300ft away) - ofsted rated good
- 🎓 mount grace school
(2miles away)

TRANSPORTAION:

brookmans park railway station serves the village of brookmans park in hertfordshire, england. the station is located 14 miles 37 chains (23.3 km) north of london kings cross on the east coast main line, on the stretch between finsbury park and hatfield.



floorplan:



70 PINE GROVE,
BROOKMANS PARK,
AL9 7BW

- epc rating: d
- council tax band: g
- approximate gross internal floor area:
2582 sq ft / 239.9 sq m
(excluding void)
- outbuilding:
584 sq ft / 54.3 sq m
- total:
3166 sq ft / 294.2 sq m

this plan is for layout purposes only. not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (id 1020373)



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2

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3

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4

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5

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dream a reality. let's talk.*