



4 Bedrooms



2 Bath/Shower Rooms
1 Cloakroom



2 Reception Rooms



Double Garage & Driveway



South Facing Rear Garden



EPC Band D

Council Tax
Band: G
£3,772.31 Apr 24/Mar 25.

Local Authority
Welwyn & Hatfield Borough
Council

Woodlands, Brookmans Park

This exceptional four bedroom detached residence is situated in a popular cul-de-sac close to local shops and rail services. The property benefits from two bathrooms, a good size rear garden, garage and ample parking to the front.

Description

This excellent four bedroom detached residence is located in a sought-after cul-de-sac in the heart of Brookmans Park. Nestled on an enviable plot, this property boasts a good size garden, ample off-street parking and an array of impressive features.

Upon entering, you are greeted by a large entrance hallway that sets the tone for the spacious accommodation throughout. The ground floor boasts a generously sized kitchen and breakfast room, along with a separate family room and an additional reception room. There is also a guest cloakroom.

Ascending to the upper level, you will discover four well-proportioned bedrooms, each thoughtfully designed, with the principal benefitting from an en-suite bathroom with a four piece suite, with the remaining three being served by a family bathroom.

Externally, the property impresses as the front of the residence provides off-street parking for multiple vehicles, ensuring ease and convenience for residents and guests alike. Additionally, a double garage offers ample space for secure storage. The rear garden is predominantly laid to lawn, providing privacy and serenity for outdoor activities and relaxation.

Location

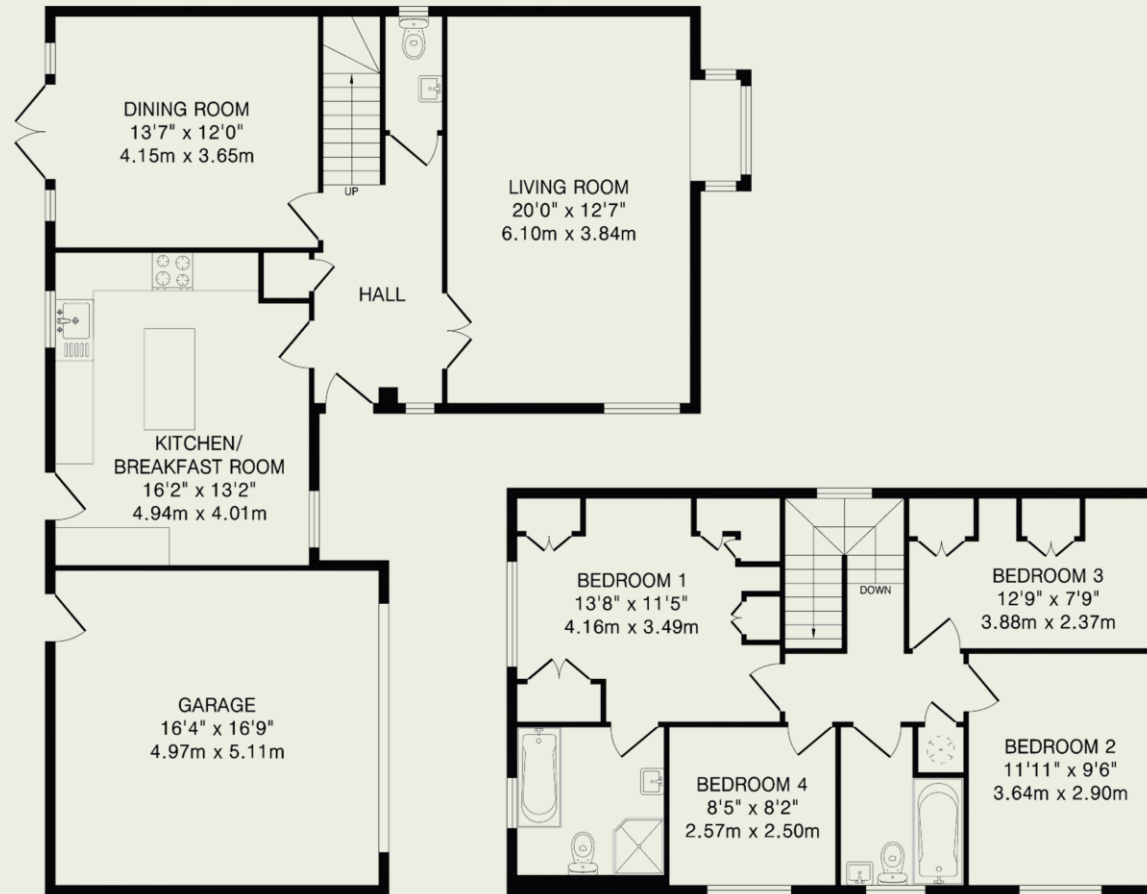
Situated in a popular location in Brookmans Park sits this sizeable family home. An abundance of conveniences awaits with an array of shops, including a chemist, Co-op supermarket and a reliable post office, catering to everyday needs. Indulge in culinary delights at a range of esteemed restaurants, including the renowned Brookmans Gastro pub. With the conveniently positioned Brookmans Park train station providing easy access to King's Cross, exceptional education from esteemed schools like Brookmans Primary, Chancellors, and Queenwoods (Girls) along with a wealth of leisure activities, including a private golf club, tennis club, and the delightful Gobions Wood for walks.





Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.



Ground Floor
1061 sq.ft.(98.5 sq.m)approx.

First Floor
660 sq.ft.(61.2 sq.m)approx.

TOTAL FLOOR AREA: 1721 sq.ft.(159.7 sq.m)approx.
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