

Linden Lodge, Bulls Lane
Bell Bar, Hertfordshire, AL9 7BB
Price guide £2,150,000 Freehold

STATONS

Tel: 01707 661 144
Email: brookmans@statons.com
Bedrooms 5 | Bathrooms 3 | Receptions 4





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AL9 7BB



Set in this sought after semi-rural location on the outskirts of Brookmans Park, Linden Lodge is an outstanding detached family home of approximately 4,000 sq ft, with private gardens and grounds extending to approximately 3 acres. This exceptional property benefits from generous well planned accommodation comprising 5 bedrooms, 4 reception rooms, beautiful kitchen/breakfast room, 3 bathrooms and is approached via a sweeping 300ft driveway. To the front, the property enjoys exceptional views over fields and rolling green belt countryside. *Chain free*

For more properties for sale in Brookmans Parks please call our [Brookmans Park Estate Agents](#) 01707 661144.



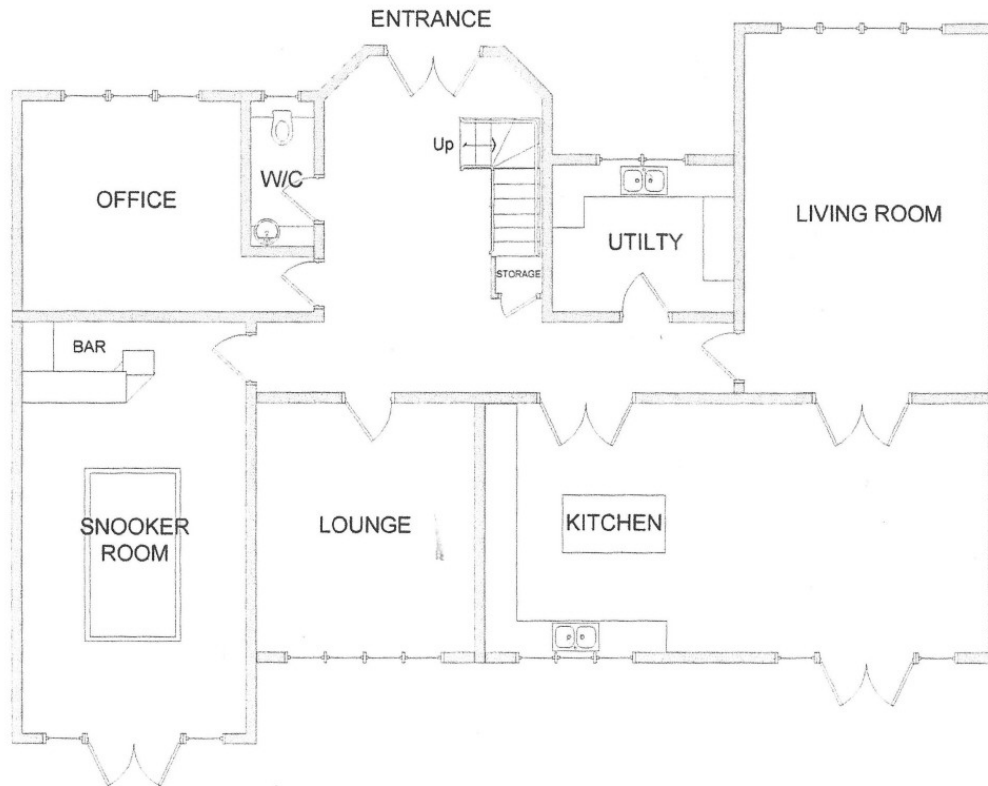
GROUND FLOOR

204.4 M² 2200.1 ft²

TOTALS Q FT = 4000 SQ FT

FIRST FLOOR

164.1m² 1766.4ft²



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Rating	Current	Potential	Rating	Current	Potential
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		

Energy Efficiency Rating: Current 69, Potential 70
 Environmental Impact (CO₂) Rating: Current 74, Potential 75

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.

BARNET

1-2 Hadley Parade
High Street
Barnet, Herts
EN5 5SX
Tel: 020 8449 3383
Fax: 020 8441 7676
barnet@statons.com

RADLETT

50 Watling Street
Radlett
Herts
WD7 7NN
Tel: 01923 604 321
Fax: 01923 859 182
radlett@statons.com

NEW HOMES SHOWCASE

204 High Street
Hadley Green
Barnet, Herts
EN5 5SX
Tel: 020 8441 9555
Fax: 020 8441 7976
newhomes@statons.com

HADLEY WOOD

10 Crescent West
Hadley Wood
Herts
EN4 0EJ
Tel: 020 8440 9797
Fax: 020 8440 8282
hadley@statons.com

TOTTERIDGE

28 - 30 Totteridge Lane
Totteridge
London
N20 9QJ
Tel: 020 8445 3694
Fax: 020 8445 3217
totteridge@statons.com

BROOKMANS PARK

53 Bradmore Green
Brookmans Park
Herts
AL9 7QS
Tel: 01707 661144
Fax: 01707 644111
brookmans@statons.com