



## GREEN CLOSE, BROOKMANS PARK, AL9

We are pleased to offer CHAIN FREE this beautifully presented townhouse boasting circa 1800sqft of bright, modern living space. Set within popular Green Close development in Brookmans Park & just moments away from the local village green & BR Station.

The property is arranged over three floors and comprises: A large reception room, luxury kitchen/diner, utility room and guest cloakroom to the ground floor. On the first floor there are two double bedrooms both with their own en-suite bathroom or shower room, whilst on the second floor, you have the master bedroom with its large ensuite bathroom and dressing room (which could also be used as a 4th bedroom). The property has a bespoke specification designed by the current owner and is finished to a high standard.

It also benefits from a south facing patio garden, off street parking to the front and a garage en-bloc.

Situated in the heart of Brookmans Park Village, it is well located for the main line train station (into Moorgate), the local restaurants and shops, as well as the the Golf and Tennis Clubs which are located within Brookmans Park. There are also plenty of open spaces nearby for those leisurely, scenic walks.

Local schools include, Brookmans Park Primary, Chancellors secondary and Queenswood Girls school plus many more in neighbouring Potters Bar.

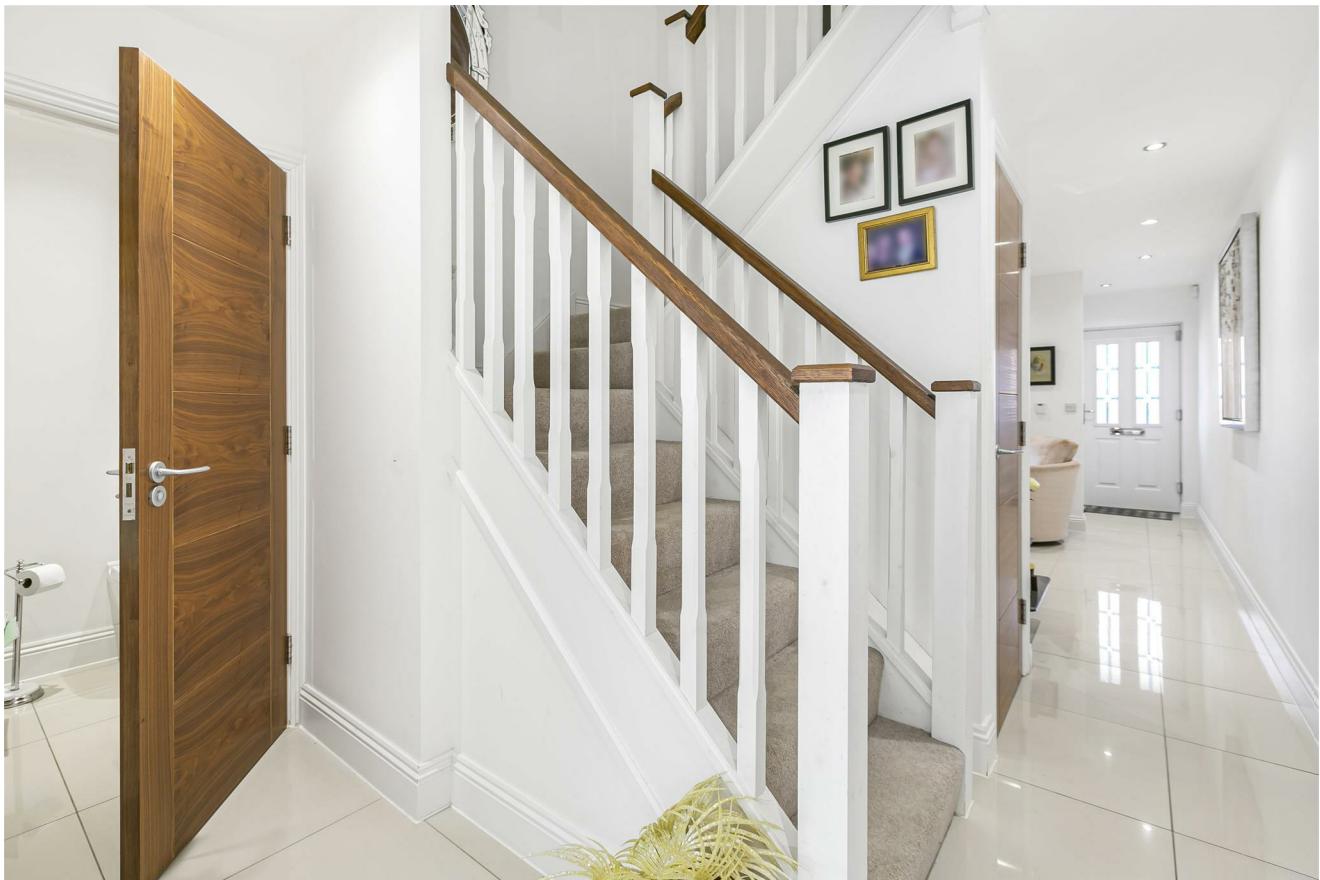


### ACCOMMODATION

\* BESPOKE SPEC. \* PORCH LEADING TO BRIGHT & SPACIOUS RECEPTION ROOM AND ENTRANCE HALL \* LARGE FITTED LUXURY KITCHEN/DINER \* LUXURY MASTER BEDROOM WITH ENSUITE BATHROOM & DRESSING ROOM (DRESSING ROOM WHICH COULD BE USED AS BEDROOM 4) \* 2 FURTHER GOOD SIZED BEDROOMS BOTH WITH EN-SUITES \* BLOCK-PAVED OFF STREET PARKING TO FRONT WITH GARAGE EN-BLOC \* SOUTH FACING REAR PATIO GARDEN WITH RAISED BEDS \* \* GAS CENTRAL HEATING \* UNDERFLOOR HEATING TO GROUND & 1ST FLOOR \* FEATURES: DOUBLE GLAZING, PORCELAIN TILES & MANY LUXURY FEATURES \*

**PRICE: £850,000 FREEHOLD**

## ENTRANCE HALL



### RECEPTION ROOM 17'6" x 11'5" (5.34 x 3.50)

**Large, bright & neutrally decorated reception room with porcelain tiled floor, spotlights and double glazing to front aspect. Underfloor heating.**



**KITCHEN/DINER 16'4" x 14'3" (4.98m x 4.34m)**

Luxury gloss fitted kitchen adorned with granite worktops and porcelain tiled flooring. Fitted with Integrated Neff appliances, including; oven, microwave, dishwasher and induction hob. Tall Larder style fridge & freezer. Stainless steel 1.5 bowl butler sink with mixer shower tap. Spotlights, and pendant lighting over the dining area. Double glazed French Doors leading to patio garden. Underfloor heating.



**KITCHEN/DINER (pic 2)**

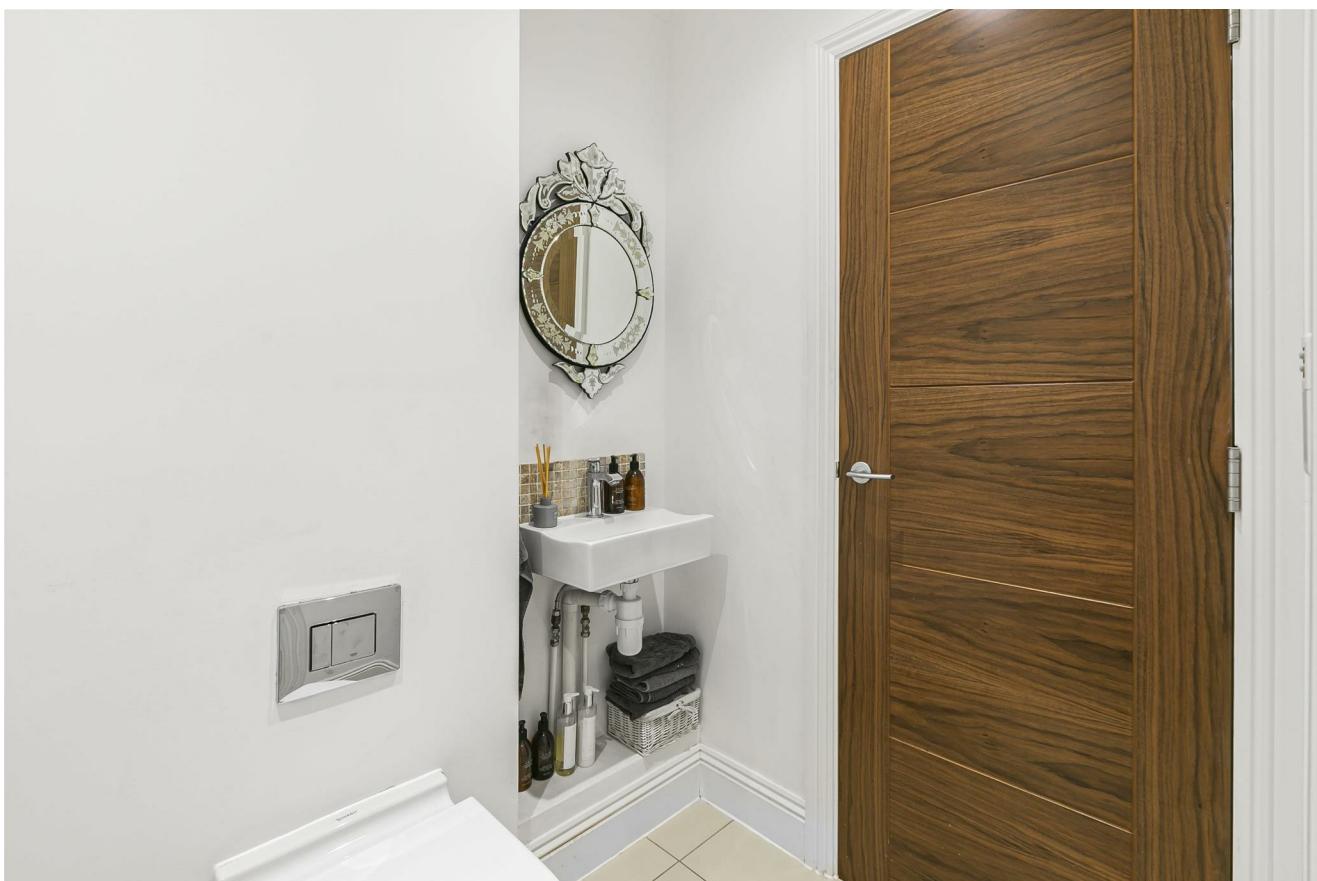


## KITCHEN



## DOWNSTAIRS WC

Access to the Utility Room. Low flush WC, pedestal wash hand basin with mixer tap. Underfloor heating.



## FIRST FLOOR LANDING

**Bright, airy and neutrally decorated, with access to bedrooms 2, 3 and both en-suites. Carpeted, with spotlights, airing cupboard with cylinder. Underfloor heating.**



## BEDROOM 2 17'4" x 14'4" (5.29 x 4.37)

**Good sized double bedroom. Neutrally decorated, carpeted with underfloor heating and spotlights. Double glazed window to front aspect. Access to en-suite shower room. Walk-in wardrobe.**



#### ENSUITE SHOWER ROOM

**Fully tiled with underfloor heating and chrome heated towel rail. Large shower Cubicle, low flush WC, handwash basin with mixer tap and vanity unit beneath. Spotlights.**



#### BEDROOM 3 14'6" x 12'5" (4.42m x 3.78m)

**Currently being used as an office. Carpeted and neutrally decorated with spotlights, underfloor heating and access to the en-suite bathroom. Double glazed window to rear aspect.**

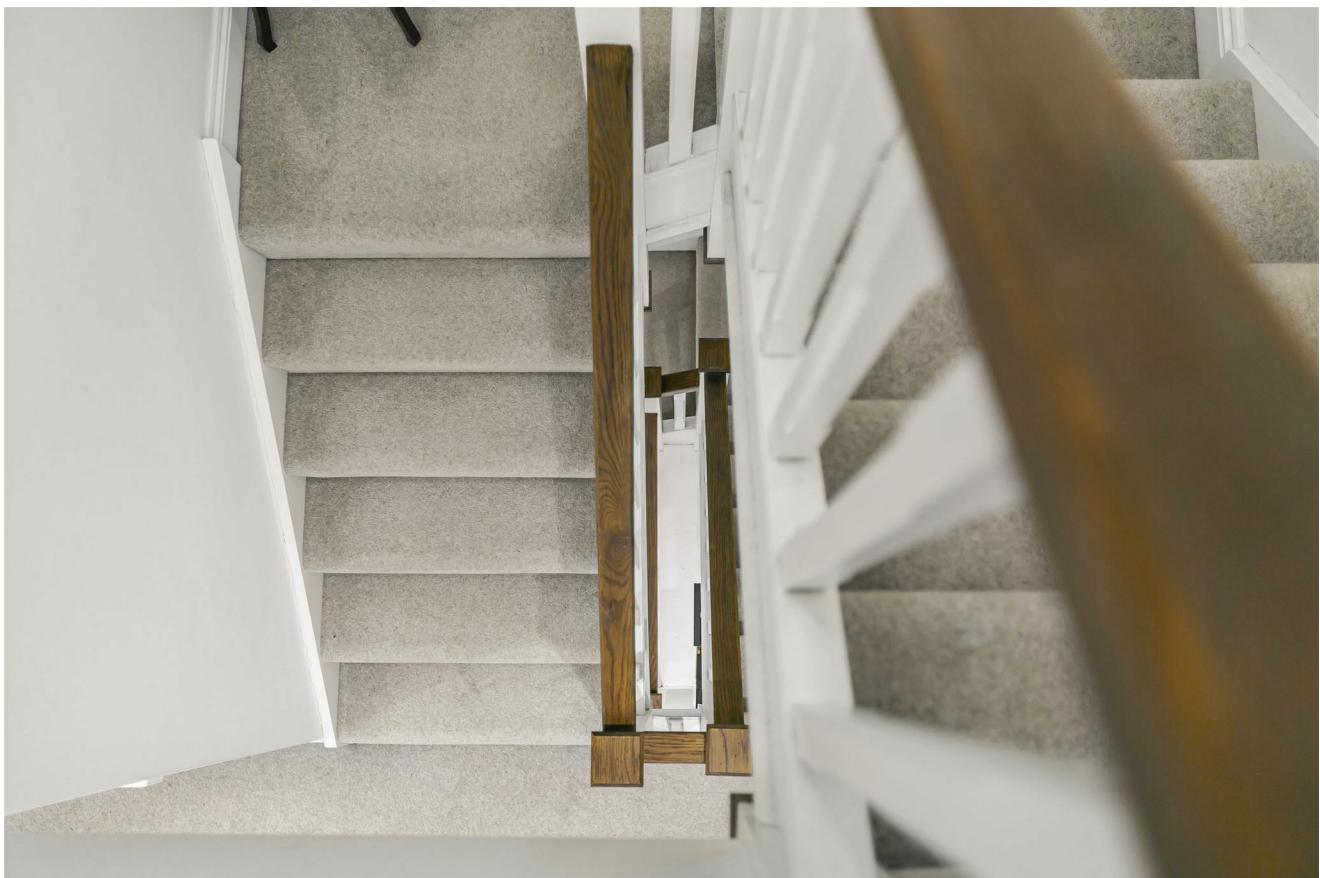


### ENSUITE BATHROOM

**Fully tiled with underfloor heating, chrome heated towel rail and full sized bath. Low flush WC and handwash basin with mixer tap and vanity unit beneath.**



### SECOND FLOOR LANDING



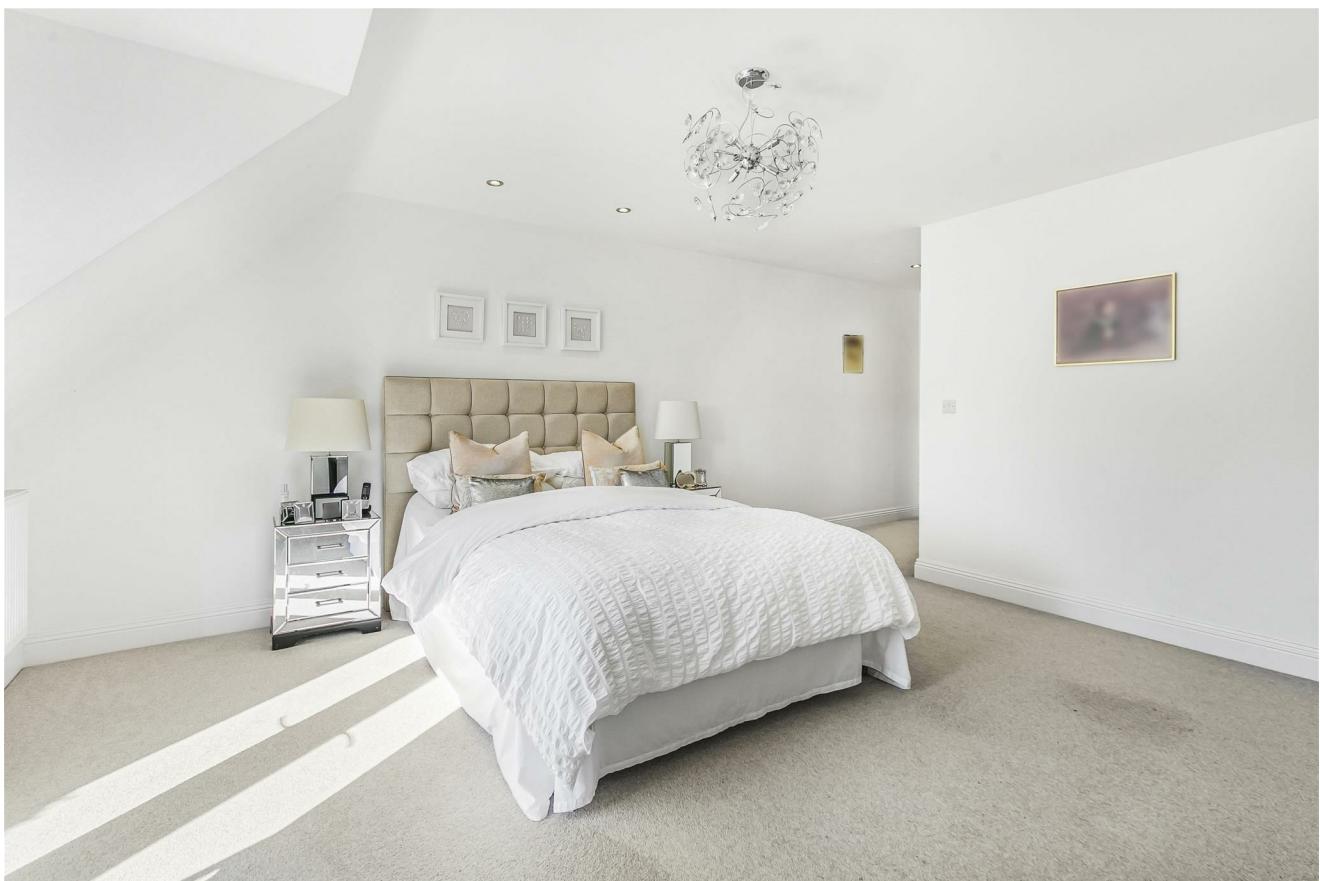
**MASTER BEDROOM 22'5" x 14'4" (6.83m x 4.37m)**

**Large, bright, neutrally decorated master bedroom with Juliet balcony to rear aspect. Carpeted, with spotlights, pendant lighting and double radiator, door leading to the large ensuite bathroom.**



**MASTER BEDROOM (pic 2)**

**Different aspect, showing access to the en-suite bathroom.**



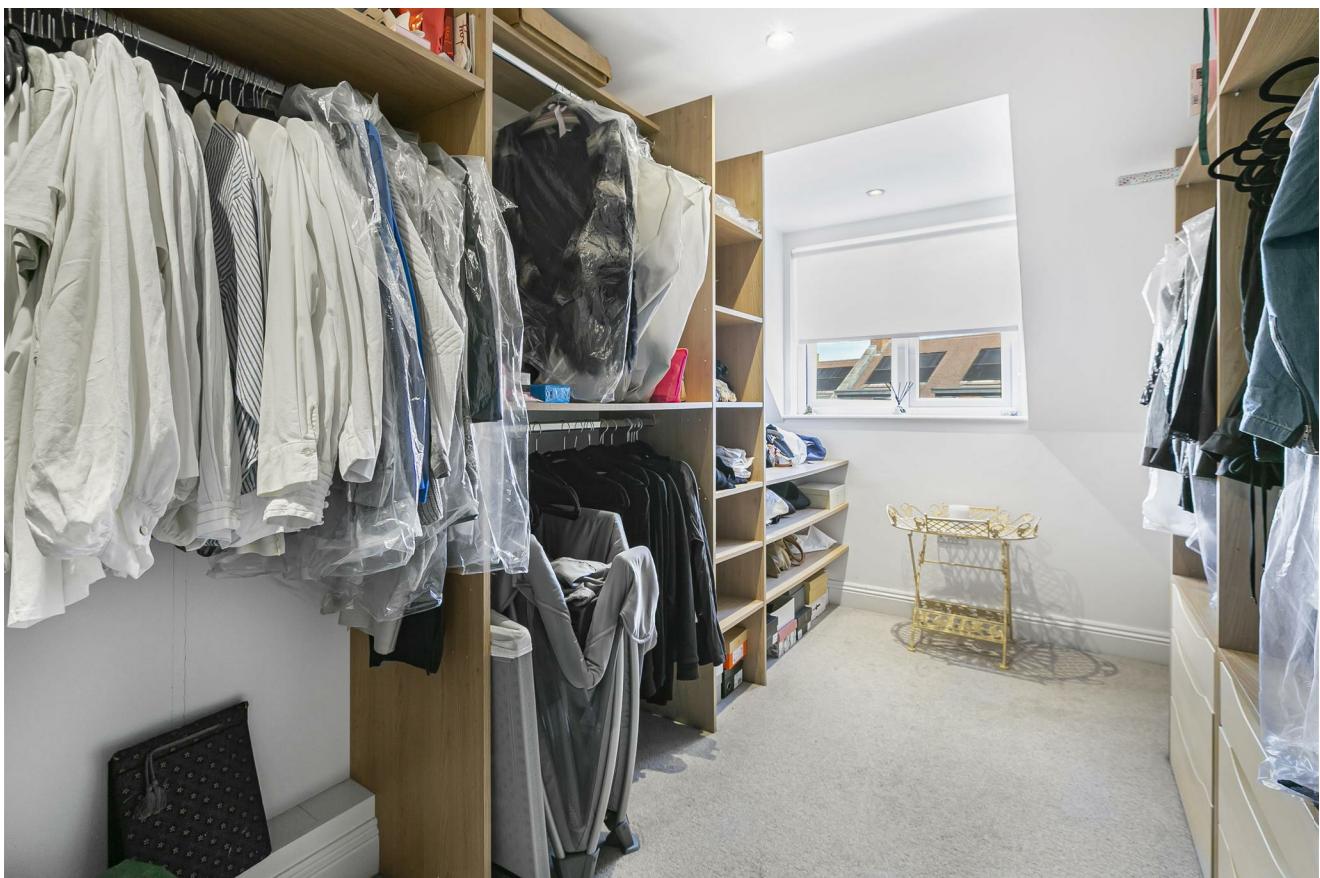
**ENSUITE to MASTER BEDROOM**

**Tiled, white, four piece en-suite with large shower, full sized paneled bath, low flush WC and wash hand basin with mixer tap and vanity unit beneath. Chrome heated towel rail, spotlights.**



**DRESSING ROOM / BEDROOM 4 13'9" x 7'9" (4.19m x 2.36m)**

**Good sized dressing room which could become bedroom 4. Carpeted, with spotlights, radiator and double glazed window to front aspect.**



**REAR GARDEN**  
**Patio garden with raised beds.**



**REAR GARDEN (pic 2)**



**OFF STREET PARKING**

## Approximate Gross Internal Area 1811 sq ft - 169 sq m

Ground Floor Area 665 sq ft - 62 sq m

First Floor Area 620 sq ft - 58 sq m

Second Floor Area 526 sq ft - 49 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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 & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. 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 purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.

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**PRS** Property Redress Scheme