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## Brookmans Avenue, Hatfield

A most impressive detached family home with a large plot and great potential, in a prestigious location, just a short walk from the village centre. No chain.

**£1,850,000**

01992 87 85 80

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### Overall Description

This is a large detached family home in a slightly elevated position set back from Brookmans Avenue, arguably the most prestigious road in the village. The property sits in a large plot with beautifully landscaped gardens to front and back and has considerable potential for enlargement and improvement, subject of course to the usual consents. Upstairs the property currently has four double bedrooms, the master and guest having en-suites, as well as a family bathroom and cloakroom. Downstairs there are three reception rooms, all with tri-fold doors out to the patio, a modern kitchen, large utility, entrance hall, cloakroom and double garage. The south facing back garden is a real feature of this property with its attractive landscaping and planting, an ideal space for entertaining or just to relax in (it even won an award back in the day). This impressive property is being sold with no forward chain.

### Location

This large and impressive family home sits on arguably the most prestigious road in the highly sought-after village of Brookmans Park, located just a short walk from the excellent range of shops and other amenities dotted around the village green, as well as Brookmans Park station with its regular fast rail links to London Kings Cross (c.38 minutes). The village has excellent schools, both the Brookmans Park Primary School and Chancellors School (just up the road) and there are further very well regarded public and private schools a short drive away including Lochinver House School (Boys), Stormont (Girls), Queenswood (Girls), Mount Grace and Dame Alice Owen's. Brookmans Park is surrounded by attractive countryside, so perfect for walking, yet is also easily accessible by road with the A1 and M25 both around a 10 minutes drive away. There are plenty of excellent golf courses nearby including the Brookmans Park Golf Club, a short walk away. Nearby Potters Bar and Hatfield have a good range of High Street shops and other facilities.

### Accommodation

From the driveway a path leads to the front door into the:

#### Porch 6'4 x 4'1 (1.93m x 1.24m)

Two windows, one to each side. Two radiators. Door to:

#### Entrance Hall 17'6 widest x 12'11 (5.33m widest x 3.94m)

Stairs to first floor with two under-stairs cupboards. Telephone point. Dado rail. Two radiators.

#### Cloakroom 4'4 x 4' (1.32m x 1.22m)

Frosted window to front. Low-level WC. Vanity unit with wash-hand basin. Tiled floor. Extractor fan. Spotlights. Radiator.

#### Kitchen 13'9 x 13'6 (4.19m x 4.11m)

Window to front. Good range of kitchen units with marble work-tops, central island, and one and a half bowl stainless-steel sink unit. Miele eye-level oven, plate warmer and microwave. Fitted fridge, wine fridge and dishwasher.

#### Utility 6'10x7'3 (2.08mx2.21m)

Window to front. Kitchen units with work-tops and sink unit. Space and plumbing for washing-machine. Space for freezer. Wall-mounted Vaillant central-heating boiler. Spotlights. Radiator. Glazed door to front.

#### Sitting Room 22'8 x 13'1 (6.91m x 3.99m)

Two tri-fold doors to the garden. Stylish electric blinds. Fireplace with ornate wooden mantelpiece, marble surround and hearth. Fitted corner cupboard. Dado rail. TV aerial point (Sky/terrestrial). Two radiators.

#### Dining Room 17'5 x 11'10 (5.31m x 3.61m)

Tri-fold doors to the garden. Stylish electric blinds. Two frosted windows to side. Engineered wooden flooring. Spotlights. Radiator with cover.

#### Study 14'2 x 12'1 (4.32m x 3.68m)

Tri-fold doors to the garden. Stylish electric blinds. Radiator.

#### First Floor 14'1 x 7'7 (4.29m x 2.31m)

From the entrance hall stairs lead up to the landing. Loft hatch (loft is part-boarded with a ladder and light).

#### Master Bedroom 22'4 x 12'1 (6.81m x 3.68m)

Window to rear. Glazed door out to roof terrace. Dressing area with fitted wardrobes, dresser and cupboards. "His and Her" bedside tables. Radiator.

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**En-Suite Bathroom 11'11 x 8'1 (3.63m x 2.46m)**

Frosted window to front. Double shower cubicle with glass shower screen. Panel spa-bath. Low-level WC. "His and Hers" vanity unit with two wash-hand basins and cupboards under. Double shaver socket. Modern heated towel-rail. Tiled floor with under-floor heating. Spotlights. Extractor fan.

**Bedroom Two 13'6 x 11'11 (4.11m x 3.63m)**

Window to rear overlooking the garden. Two fitted double wardrobes. Fitted cupboards. Radiator.

**En-Suite 7'10 x 6'11 (2.39m x 2.11m)**

Window to rear. Shower cubicle. Low-level WC. Vanity unit with wash-hand basin and cupboard under. Heated towel-rail. Tiled walls. Spotlights. Radiator.

**Bedroom Three 13'10 x 10' (4.22m x 3.05m)**

Window to front. Two fitted double wardrobes. Fitted cupboards. Radiator.

**Bathroom 7'11 x 6'9 (2.41m x 2.06m)**

Frosted window to front. Panel spa-bath. Vanity unit with wash-hand basin and cupboard beneath. Double shaver socket. Mirror with lights. Tiled walls and floor. Modern heated towel-rail. Airing cupboard with factory-lagged hot water cylinder.

**Cloakroom 4'10 x 2'7 (1.47m x 0.79m)**

Low-level WC. Wash-hand basin. Half-tiled walls. Extractor fan. Radiator.

**Bedroom Four 15'7 x 10'4 (4.75m x 3.15m)**

Window to rear. Three double fitted wardrobes. Fitted desk, cupboards, shelving and glass cabinets. Ceiling spotlights. Radiator.

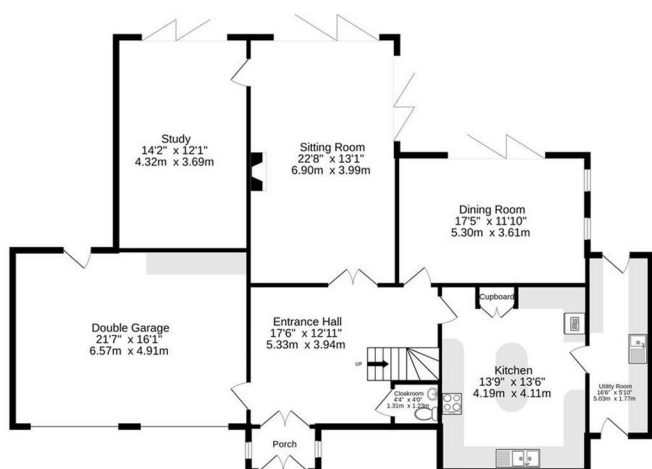
**Outside**

The property has an attractively landscaped front garden with a carriage driveway leading to the DOUBLE GARAGE: 21'7 x 16'1 with two electric garage doors, tiled floor, kitchen units with work-tops, electric light and power, garden tap, meter cupboard and a glazed door to the garden. The back garden is large, south-facing and beautifully landscaped (even winning an award in its day) with a large area of lawn, central flowerbed with rockery and pond, well-stocked borders and a more shady area at the top of the gentle slope with a circular path leading to the GARDEN SHED with electric power. There is a large sunny patio at the rear of the house with access from the tri-fold doors from the three main reception rooms. Outside tap. Irrigation system with water tank fitted in the garden.

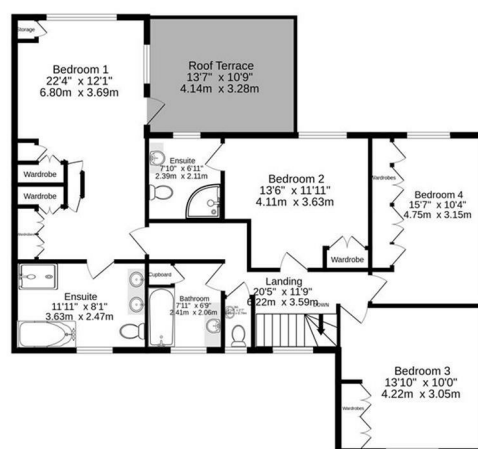
**Services and Other Information**

Mains water, drainage, gas and electricity. Gas central-heating. Council Tax Band: H. Alarm fitted.

Ground Floor  
1572 sq.ft. (146.0 sq.m.) approx.



1st Floor  
1053 sq.ft. (97.8 sq.m.) approx.



TOTAL FLOOR AREA : 2625sq.ft. (243.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Energy Efficiency Rating

|                                                    | Current                    | Potential                                                                             |
|----------------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
| <i>Very energy efficient - lower running costs</i> |                            |                                                                                       |
| (92 plus) <b>A</b>                                 |                            |                                                                                       |
| (81-91) <b>B</b>                                   |                            |                                                                                       |
| (69-80) <b>C</b>                                   |                            |                                                                                       |
| (55-68) <b>D</b>                                   |                            |                                                                                       |
| (39-54) <b>E</b>                                   |                            |                                                                                       |
| (21-38) <b>F</b>                                   |                            |                                                                                       |
| (1-20) <b>G</b>                                    |                            |                                                                                       |
| <i>Not energy efficient - higher running costs</i> |                            |                                                                                       |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.



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