






The Grove, Brookmans Park, AL9 7RN | Freehold

 4 Bedrooms  3 Bath/Shower Rooms  3 Reception Rooms  Garage and Driveway  230 ft South Facing Rear Garden

 EPC Band D  Council Band: G – £3,686.18 2024-2025  Welwyn Hatfield Borough Council

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The Grove, Brookmans Park, AL9 7RN

A rare and exciting opportunity to acquire a remarkably handsome detached family home with three generous reception rooms, four spacious double bedrooms and a large south-facing rear garden with open countryside beyond.

Description

This charming family residence exudes warmth and comfort throughout. Its attractive frontage is complemented by a carriage driveway providing parking for up to four vehicles. The adjoining garage is accessed from the front too.

Notably, the generous accommodation downstairs flows naturally and smoothly from space to space. A large, dual aspect lounge to the left of the welcoming entrance hall boasts characterful beams and an attractive stone gas fireplace. Double glazed doors lead through into a spacious second reception room, which benefits from bi-folding doors onto the rear garden's beautiful, raised patio with steps leading down onto the lawn. Happily, the property's exceptional, 230-foot, private rear garden faces south. It is bordered by mature trees and shrubs and backs directly onto Gobions open green space.

A door leads from the second reception room into the dining area at the rear of the property, where bi-folding doors provide a wonderful view of the rear garden. A large utility room with an outstanding view of the rear garden, lots of storage and access to the garden via a side door, is located adjacent to the family kitchen/diner. Conveniently, a W/C is located downstairs and a third spacious reception room/study, with stylish built-in office furniture, including cupboards, shelves and desks completes the ground floor accommodation.

Deep floor-ceiling linen cupboards and wardrobes are located on the broad landing at the top of the stairs. Two large, bright double bedrooms to the front - both benefiting from fitted wardrobes - and a third double bedroom at the rear, are served by a large family bathroom with vanity units stretching along the wall under the window, beneath the sink.

The vast, main bedroom at the rear of the property enjoys terrific views of the beautiful rear garden and Gobions open green space beyond. It also boasts extensive floor-ceiling wardrobes along the entire length of one wall and a stunning en-suite shower room with vanity units and a heated towel rail.



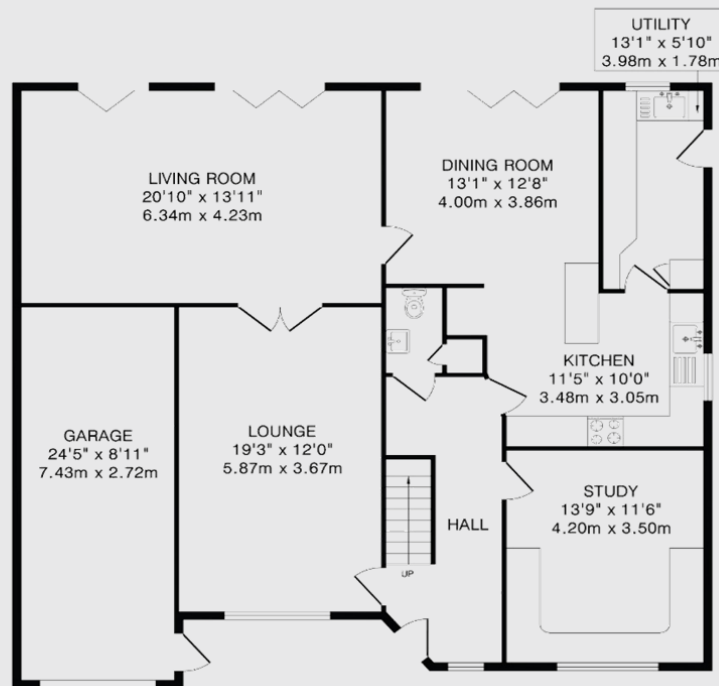
Location

Brookmans Park is a small village situated between the towns of Hatfield and Potters Bar and is known for its beautiful countryside and peaceful atmosphere. There are plenty of walking and cycling trails in the area. The Gobions Estate's lands now serve the community as a nature reserve and open space. Despite its rural location, Brookmans Park is well connected to the rest of the country. The village is just a short drive from the M25 motorway. There are several train stations in the area, including Brookmans Park station, which offers regular services to London Kings Cross and Moorgate. Two schools are located in the village: Brookmans Park School (primary) and the renowned Chancellor's School (secondary). Brookmans Park Golf Club is adjacent to Chancellor's School and Brookman's Park Lawn Tennis Club is another popular sporting facility for local players.

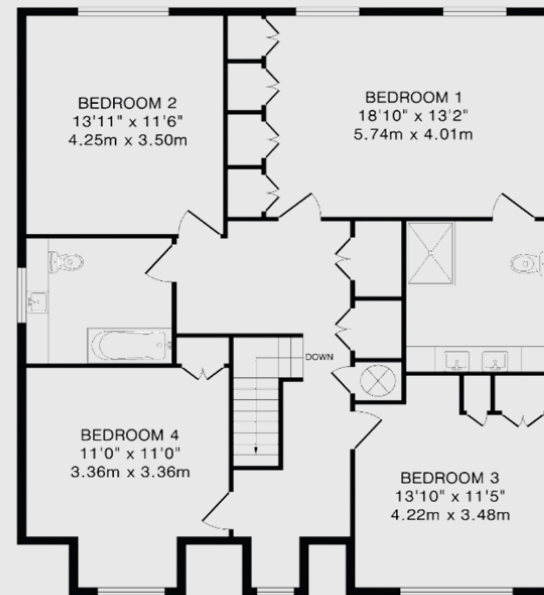








Ground Floor
1450 sq.ft.(134.7 sq.m)approx.



First Floor
1107 sq.ft.(102.8 sq.m)approx.

TOTAL FLOOR AREA: 2557 sq.ft.(237.5 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

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